

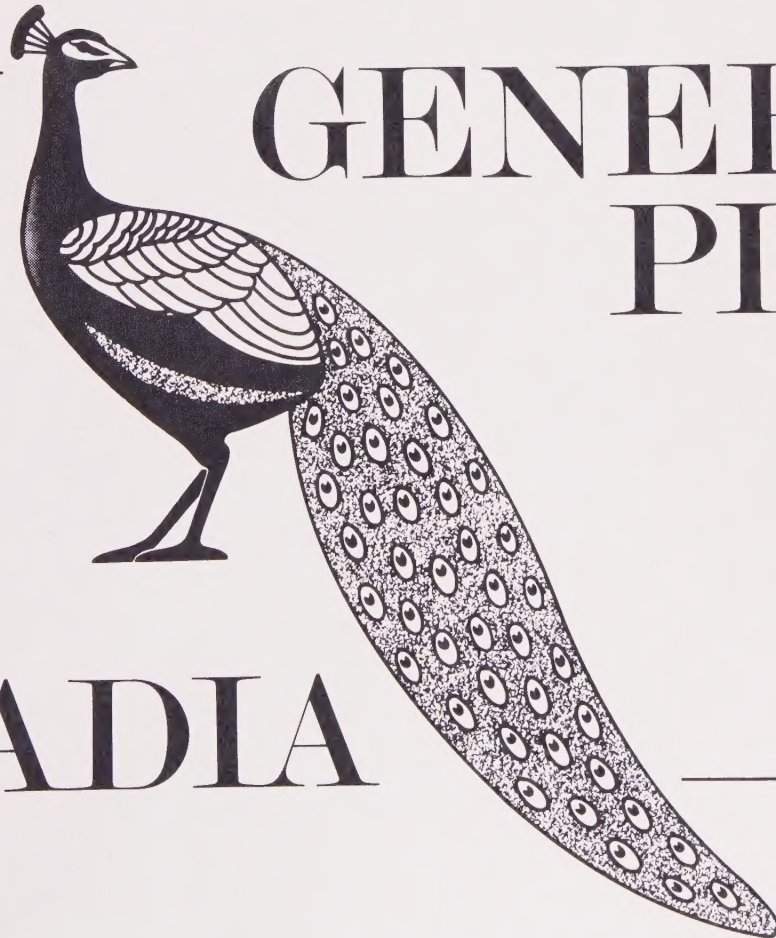
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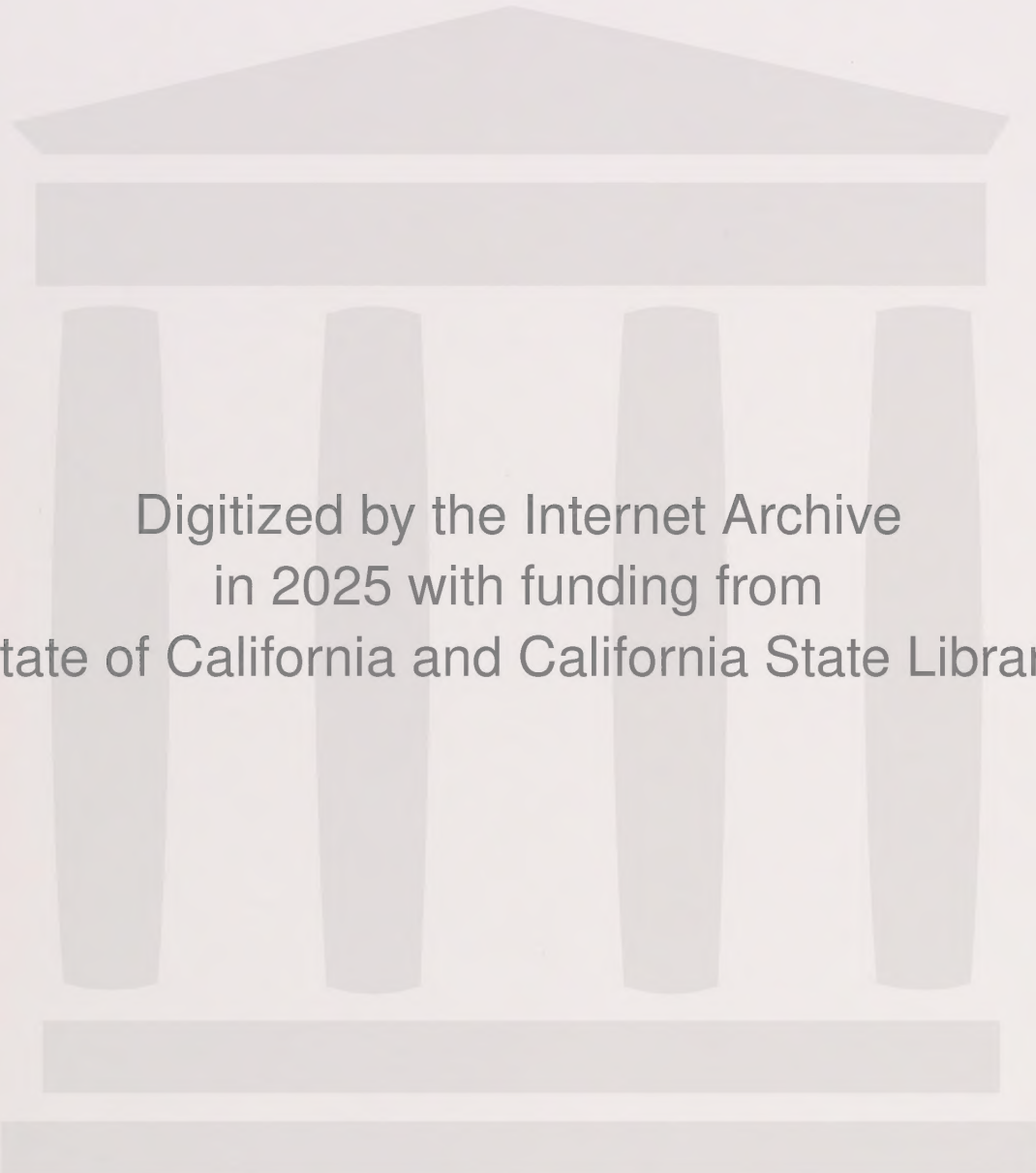
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UNIVERSITY OF CALIFORNIA

GENERAL PLAN



CITY OF
ARCADIA



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CITY OF ARCADIA

GENERAL PLAN

Prepared by
The City of Arcadia Planning Department

Adopted December 4, 1990
City Council Resolution 5558

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CITY OF ARCADIA GENERAL PLAN

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CITY OF ARCADIA

I

GENERAL PLAN INTRODUCTION

Adopted
December 4, 1990

I INTRODUCTION

STATE REQUIREMENTS

California State law requires each City to adopt a general plan for the physical development of the city and any land outside its boundaries which bears relation to its planning. The role of the general plan is to act as a "constitution" for development, the basis for all land use decisions. It expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private.

The general plan bridges the gap between community values and actual physical decisions, and is intended to serve as a useful guide for citizens and local decision makers.

By state law, the general plan must consist of a statement of development policies and must include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals. The plan must include the following elements:

- | | |
|-----------------|---------------|
| 1. Land Use | 5. Open-space |
| 2. Circulation | 6. Noise |
| 3. Housing | 7. Safety |
| 4. Conservation | |

The general plan may include any other elements or address any other subjects which, in the judgment of the City Council, relate to the physical development of the City.

The degree of specificity and level of discussion detail of each element must reflect local conditions and circumstances.

DEFINITION OF DEVELOPMENT POLICIES

The nature of the general plan depends heavily on how the City defines and applies the plan's development policies. The following paragraphs contain definitions as used in this report.

Development Policy

A development policy is a general plan statement that guides action. Development policies include goals, objectives, principles, policies, plan proposal and standards.

Goal

A goal is a direction-setter. It is an ideal future end, condition or state related to the public health, safety or general welfare toward which planning and the planning implementation measures are directed. A goal is a general expression of community values and, therefore, is abstract in nature. Consequently, a goal is generally not quantifiable, time-dependent or suggestive of specific actions for its achievement.

Objective

An objective is a specific end, condition or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may only pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Plan Proposal

A plan proposal is a description of how development policies affect an area, and is often expressed in the form of general plan diagram.

Policy

A policy is a specific statement that guides decision making. It indicates a clear commitment of the City Council. A policy is based on a general plan's goals and objectives as well as the analysis of data.

Principle

A principle is an assumption, fundamental rule or doctrine guiding general plan policies, proposals, standards and implementation measures. Principles are based on community values, generally accepted planning doctrine, current technology and the general plan's goals and objectives.

Standard

A standard is a rule or measure establishing a level of quality or quantity that must be complied with or satisfied. Standards define the abstract terms of goals, objectives and policies with concrete specifications.

CITY OF ARCADIA

II

GENERAL PLAN SUMMARY

Adopted
December 4, 1990

II GENERAL PLAN SUMMARY

FUNCTION OF THE REVISED GENERAL PLAN

In 1972, Arcadia's first General Plan was adopted. Since that time the City has made many amendments, and adopted several new State mandated elements.

This General Plan represents the consolidation of the various elements, into an internally consistent, single comprehensive document. It also includes an update to the required Housing Element. The revised General Plan includes all of the state mandated elements and retains the optional "Recreation Element."

This revision achieves the following:

1. It reduces the number of separate elements by incorporating common issues into one document.
2. Incorporates issues addressed by the previous elements of "Public Facilities" and "Community Design" into the "Land Use Element."
3. Maintains the "Recreation Element" as an optional element.
4. Provides a single document which is easier to understand by the community.
5. Incorporates the data and statistics pertaining to the elements into a separate Technical Appendix.
6. Presents each element in a common format.
7. Updates the contents of the previously adopted elements and of the Housing Element amended in 1981.
8. Focuses on the most important aspects of each element.
9. Achieves a general plan that in written statements and illustrations communicate to the community the City Council policies on future development within Arcadia.

DESCRIPTION OF THE ELEMENTS

The following is a brief description of each of the required elements. The Technical Appendix contains more detailed, legislative definitions.

The Land Use Element designates the general distribution and intensity of uses for housing, business, industry, open space, education, public facilities, waste disposal facilities, and other categories of public and private uses. The element explains these land use categories and their location in text and map form.

The Circulation Element is correlated with the Land Use Element and identifies the general location and extent of existing and proposed major thoroughfares, transportation routes, and terminals.

The Housing Element is a comprehensive assessment of current and projected housing needs for all segments of the community and all economic groups. In addition, it embodies policy for providing adequate housing and includes action programs for this purpose.

The Open Space and Conservation Element addresses the conservation, development and use of natural resources including water, soils, and mineral deposits, measures for preserving open space for natural resources, outdoor recreation, and public health and safety.

The Noise Element identifies and appraises noise problems within the community and forms the basis for land use. The element provides information on current and future noise levels and identifies the most suitable locations for various land uses, especially those that are particularly sensitive to noise impacts. The adopted Noise Element also facilitates the enforcement of standards and codes thereby protecting the health and well-being of persons living and working in Arcadia.

The Safety Element establishes policies and programs to protect the community from risks associated with seismic, geologic, flood, urban fires, and wildfire hazards. The Element establishes information and guidelines which result in protecting the Arcadia community from any unreasonable risk associated with the effects of seismic induced hazards; other geologic hazards; flooding; wildland and urban fires; and hazardous wastes. The Element also addresses items related to fire hazards such as evacuation routes, peak load water supply requirements and minimum road widths and clearances around structures.

The Recreation Element provides a comprehensive analysis, policy recommendations and implementation plan to guide the development, maintenance and operations of the City's park and recreation resources.

GOALS, POLICIES AND OBJECTIVES

Each of the mandated and optional elements includes a statement of goals, policies and objectives. Among the major goals are the following:

- To promote and preserve the character and quality of the single-family residential environment.
- To promote a safe and efficient roadway system to meet the needs of residents and businesses.
- To support and endorse the State housing goal "...of a decent home and satisfying environment for every Californian."
- To provide for the preservation, conservation and utilization of open space lands and natural resources so as to maintain and enhance the quality of the environment.
- To provide sufficient park and recreational facilities in appropriate City locations for the benefit and enjoyment of all residents.
- To periodically evaluate park and recreational service programs to ensure that existing programs and facilities are meeting the needs of the City's population.
- To protect the population residing and working in Arcadia from injury or loss of life due to the occurrence of a natural disaster.
- To provide a program regulating the noise environment in the community for purposes of reducing unwanted sound.

IMPLEMENTATION PROGRAMS AND MEASURES

Each element contains a detailed list of actions and measures to assist in the achievement of the goals, policies and objectives of the General Plan. The major implementation programs and measures include the following:

- Adopt and continue to implement the Land Use Element Map.
- Adopt and continue to implement the Circulation Element Map.
- Conserve existing affordable housing and provide for adequate housing sites.
- Assist in the development of affordable housing.

- Adopt and continue to implement the Open Space and Conservation Element maps for Public Health and Safety and Preservation of Natural Resources. The Park and Recreation Element Map, shows the open space land for outdoor recreation.
- Codes and ordinances regulating fire safety, hazardous housing, and inferior building conditions will be enforced and shall be continually reviewed and improved, as appropriate and necessary.
- Noise contour maps and tables have been prepared for purposes of showing the noise levels in various areas of the community and to stimulate the adoption and enforcement of a community noise ordinance.

INTERNAL CONSISTENCY

There are several factors which contribute to the legal adequacy of a general plan under the current mandates of California planning and zoning law. One of the most crucial factors is "internal consistency." In 1975, the Legislature reaffirmed the unitary nature of the general plan by adding Government Code Section 65300.5:

"In construing the provisions of this article, the Legislature intends that the general plan elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

For example, the data, assumptions and projections for population and housing used in a housing element should be the same as those referenced in a recreation element. Another illustration pertains to the goals and policies - do they reinforce one another or are there contradictions - are they intended to achieve the same physical conditions or are they incompatible?

The internal consistency of the Arcadia General Plan is explained in the following paragraphs, and followed by a discussion of the requirement for zoning to be consistent with the General Plan.

The Land Use Element establishes guidance for the development of several other elements, including housing, circulation, open space and conservation and parks and recreation. At the same time, the Land Use Element is prepared on the basis of technical and policy input of the Safety Element, Open Space and Conservation Element, Noise Element and Housing Element.

The Circulation Element maintains a functional relationship with the Land Use and Noise Elements. The Land Use Element prescribes appropriate land uses which are compatible with the volumes and types of traffic projected for each arterial of the transportation network. In a similar fashion, the Circulation Element's implementation measures are intended to reduce the adverse vehicular traffic effects on the

City's unique environmental character; such as it's residential and business land uses, as well as pedestrian safety.

The Housing Element is especially related to the Land Use Element. The provision for adequate housing sites (which is a required part of the Housing Element) is consistent with the residential designations of the Land Use Element.

Internal consistency between the Open Space Element and Conservation Element is achieved since they are combined into one document. The Parks and Recreation Element addresses the open space issue of outdoor recreation.

Noise Element information is a continuing guide for the Land Use Element. The data included in the Technical Appendix establishes means for continually monitoring appropriate land uses in the City.

CITY OF ARCADIA

III

REGIONAL SETTING AND HISTORY

Adopted
December 4, 1990

III REGIONAL SETTING & HISTORY

REGIONAL SETTING

The City of Arcadia contains approximately 11 square miles and is located near the westerly end of the San Gabriel Valley, at the foot of the San Gabriel Mountains. It is approximately 18 miles north-east of downtown Los Angeles.

The City is bounded on the North by the City of Sierra Madre and the Los Angeles National Forest, on the West by the cities of Temple City, Pasadena and unincorporated County territory, on the South by the cities of Temple City and El Monte, and on the East by the City of Monrovia. At one point, in the extreme southeast portion of the City, known as the Chicago Park area, the City of Irwindale also abuts Arcadia.

HISTORY

The area was first settled over 3,000 years ago by Shoshonean speaking Indians. The home site of the earliest permanent inhabitants of Arcadia was known as Alpeupkigna or "the place of many waters"; a reference to the lake, marsh lands and artesian springs which then dotted the immediate vicinity.

The nearby Mission San Gabriel Archangel, established in 1771 became a self-sustaining ranch complete with orchards, irrigation, livestock and industries. The Indians became known as the Gabrielino (in reference to the mission responsible for their conversion). The land where they lived before relocation to the Mission became Rancho Santa Anita, an agricultural outpost of San Gabriel.

In 1837, Hugo Reid, a Scottish-born trader and adventurer, secured a grant to the land by marrying a beautiful Indian widow whose previous husband had laid claim to the land as grazing pasture. Hugo Reid then created a ranch and a reputation for sumptuous hospitality which became a legend around the country and a lure for other settlers.

In 1847, because of financial problems Reid was forced to sell his property for twenty cents an acre. Rancho Santa Anita changed hands often for the next 30 years. In 1875 it sold for \$25 an acre; the largest real estate transaction ever recorded up to that time in the Los Angeles area. The buyer was the famous Elias Jackson "Lucky" Baldwin.

Baldwin earned his nickname through a series of fortunate, questionable, but profitable business ventures which amassed for him a considerable fortune. His superb race horses brought him fame as a four-time American Derby winner and as the initiator of horse racing in this area.

On July 27, 1903 Arcadia became an incorporated city and elected Baldwin as the first mayor. Baldwin subdivided the land for development, obtained water rights and advertised in Eastern newspapers for citizenry. He saw the arrival of the Santa Fe Railroad and the extension of the largest electric rail system in the world, the Pacific Electric Railway, into Arcadia. He also acquired and sold over 50,000 acres of choice Los Angeles County land and was president of the Pacific Stock Exchange.

The Santa Anita Race Track property was used for artillery training during World War I. After World War I, the largely agrarian and poultry raising community prospered with the national boom until the Stock Market crash of 1929. The Community did not revive until six years later, when moderately priced subdivisions opened, and considerable Civic improvements were made.

World War II interrupted this growth. From April to October 1942, Santa Anita Park housed approximately 18,500 people of Japanese ancestry, until interior relocation centers were built. Following their relocation, in December 1942, the U. S. Army used Santa Anita Park for ordnance training for 20,000 troops. In 1944 two thousand German and Polish prisoners of war were interned at Santa Anita Park.

The post-war population jumped to 23,041 by 1950, more than two and one-half times the 1940 figure. The City repeatedly rejected zone changes to allow industrial developments. The building boom concentrated on housing, schools and public facilities. A wide variety of churches as well as several active civic groups were organized.

The establishment of the Los Angeles State and County Arboretum places the City apart from the typical residential community. The land belonging to Hugo Reid and "Lucky" Baldwin is highly respected as a horticulture center, a bird sanctuary, and a recreational facility. The Arboretum, a State historic landmark, contains homes of Reid and Baldwin, and the old Santa Fe Railroad Santa Anita Depot, as reminders of the colorful history of the community.

CITY OF ARCADIA

LAND USE ELEMENT

Adopted
December 4, 1990

LAND USE ELEMENT

INTRODUCTION AND BACKGROUND

The purpose of the Land Use Element is to establish a pattern for land use, to guide future development, and to set clear standards for the density of population and the intensity of development for each of the proposed land use categories. The Land Use Element has the broadest scope of the eight elements which comprise the General Plan. Through the text, diagrams, and land use map, the Element integrates issues addressed in the other elements.

California State Government Code Section 65302(a) requires that today's Land Use Elements contain the following:

"A Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building density recommended for the various districts and other territory covered by the plan. The Land Use Element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas."

Information contained in this Land Use Element is a consolidation of data previously contained in the Land Use, Community Design, Public Facilities and Public Utilities Elements adopted in 1972.

FINDINGS AND CONCLUSIONS

1. Residential land uses comprise approximately 51% of the City's total acreage. Single-family dwellings are the most predominant form of residential development and represent approximately 47% of the residential land uses. Lots range in size from standard subdivision lots to large estates.
2. Multiple-family residential development represents approximately 4% of the total acreage within the City. The multiple-family residential developments are concentrated primarily in two areas. The first area is bounded by Huntington Drive on the North, Santa Anita on the West, Fifth Avenue on the East and Duarte Road on the South. The second area is bounded by Huntington Drive on the North, the City limits on the West, Holly Avenue on the East and Duarte Road on the South. Additional multiple-family development exists in small pockets scattered throughout the City.

3. There are 65 acres of "H" High Rise residentially zoned property bounded on the North by Huntington Drive, on the West by Santa Anita Avenue, on the East by Second Street and on the South by Duarte Road. The "H" zoning was placed on the properties in 1963 and under certain conditions allows up to a maximum of eight stories. No structures have been built over two stories within the area.
4. Approximately six percent (6%) of the City's total acreage is developed with commercial uses.
 - Santa Anita Fashion Park is a regional commercial shopping center. Other commercial area consists of community shopping centers, neighborhood centers, and strip commercial developments.
5. Strip commercial developments are concentrated in the following three main areas:
 - The east-central portion of the City along the major thoroughfares of Huntington Drive, Santa Anita Avenue, Foothill Boulevard, Duarte Road and First Avenue
 - The southwest-south central portion of the City along Baldwin Avenue south of Huntington Drive and along Duarte Road
 - The southern portion of the City along Live Oak and Las Tunas Avenues
6. Industrial uses comprise less than 1% of the City. Industrial development is concentrated primarily in the Chicago Park area, located south of Live Oak Avenue and adjacent to Peck Road. There is additional industrial development located in the central and eastern portions of the City between the railroad and the Foothill Freeway.
7. In the extreme southeast portion of the City there are two gravel quarries.
 - The first is an existing gravel mining operation bounded on the West by residentially developed properties located within the City of El Monte, on the North by a gravel quarry located within the City of Irwindale, on the East by the San Gabriel River and 605 Freeway within the City of Irwindale and on the South by Lower Azusa Road. This site contains approximately 85 acres and has its access off Lower Azusa Road. The use of the existing gravel quarry is very near the end of its useful life and the site should be reclaimed.

- The second gravel quarry is located primarily within the City of Irwindale. Only a small portion (32.8 acres) of this quarry site is located within the City of Arcadia. At this time there is no excavation of the quarry within the Arcadia portion. The pit is bounded on the North by Arrow Highway in the City of Irwindale, on the West by Peck Road, on the East by the 605 Freeway in the City of Irwindale, and on the South by (vacated) Dearborn and Monroe Streets within the City of Arcadia.
8. The Santa Anita Race Track located in the center of the City is a focal point, attracting visitors from considerable distances.
 9. Wilderness Park which lies in the most northeasterly corner of the City is a beautiful area containing some facilities for recreation, while at the same time maintaining its topographical and wilderness character. Adjacent Clamshell Canyon provides natural areas for hiking and passive open space.
 10. Public, open space and institutional uses account for approximately 10% of the land area.
 11. Special uses such as the Santa Anita Turf Club, utility rights-of-way, and quarries take up about 12% of the City's acreage.
 12. Streets and freeway occupy approximately 20% of the remaining land area.
 13. Less than 5% of the land in Arcadia is vacant. Most of the vacant land is in hillside areas.
 14. In 1968, the City Council established the Arcadia Redevelopment Agency. In 1974 the City adopted the 235 acre Central Redevelopment Project. The Redevelopment Project is irregular in its configuration and encompasses all of the commercial and industrial zoned properties within the City's downtown area. The Redevelopment Agency has been active in the redevelopment and revitalization of the downtown area. The Redevelopment Plan, by its provisions, is consistent with the City's General Plan.
 15. Arcadia has remained a highly desirable community in which to live, with a range of attractive residential neighborhoods.
 16. Effort to revitalize the older downtown buildings, streets and landscaping through the use of Community Development Block Grant Funds has contributed to the visual improvement of the community.
 17. In 1987 the City adopted Architectural Design Review procedures for all multiple-family, commercial and industrial developments.

18. The City Council has authorized five homeowner's associations to perform design review of additions to existing homes and of new single-family homes within their respective areas.
19. The large numbers of mature street trees add to the overall visual quality of the community.
20. There are significant regional recreational and cultural facilities located within the City. The County Park has excellent recreational facilities. The Los Angeles State and County Arboretum contains numerous varieties of plant life and structures of historic interest.
21. Existing school facilities are adequate to accommodate the current and projected population.
22. The three fire stations in Arcadia are well located to provide service to all properties within the City.
23. The City has its own library facility built in 1961. At that time the library had a book collection of 64,000 which has grown to 150,000. The seating capacity has decreased from 265 seats to 177 seats. This was done in order to accommodate the additional shelving to house the growing book collection. Changes in technology, the use of computers, microfiche readers and printers, copy machines and typewriters have required additional space not originally contemplated in the design of the library. The library is part of the Metropolitan Cooperative Library System.
24. The City has acquired the National Guard Armory site adjacent to City Hall to provide space for future City needs.
25. The Land Use Element designates five major categories of land uses which roughly correspond to the City's existing development patterns. They are: (1) residential, (2) commercial, (3) industrial, (4) horse racing, and (5) public facilities. The residential designation is subdivided into four densities which provide for a range of housing and private recreational opportunities. The following are the land use designations shown on the Land Use Map.
 - a. Single-Family 2 - This designation applies to those areas characterized by single-family detached homes on lots which are over 22,000 square feet in area.
 - b. Single-Family 4 - This designation applies to those areas characterized by single-family detached homes on lots which are a minimum of 10,000 to 22,000 square feet in area.

- c. Single-Family 6 - This designation applies to those areas characterized by single-family detached homes on lots which are a minimum of 7,500 to 10,000 square feet in area.
- d. Multiple-Family Residential - This designation applies to those areas characterized by single and multiple-family dwellings ranging from duplexes to projects with densities of 22 units per acre.
- e. Commercial - This designation applies to those areas characterized by professional offices, business offices and retail uses including small neighborhood centers, larger community shopping centers and one regional shopping center.
- f. Planned Development Area - This designation applies to those areas intended for large scale projects, which require special design and traffic considerations.
- g. Horse Racing - This designation applies to the area of the City used for horse racing. Because of the unique nature of the horse racing and the size and location of the property within the City and the desire to see this use continue; the site is designated for this special use.
- h. Industrial - This designation applies to those areas of the City characterized by light industrial uses such as manufacturing, processing, warehousing and similar uses; and gravel extraction.
- i. Public Facilities - This designation applies to those areas characterized by both public and non-public uses such as parks, open space areas, governmental uses, churches and schools.

ISSUES AND OPPORTUNITIES

1. The City of Arcadia is fully developed. The general location and distribution of land uses have been previously determined. Any decisions regarding growth and change are most likely to involve the conversion or replacement of existing uses.
2. The amount of developable land is a constraint to future growth.
3. The central portion of the City of Arcadia is unique in its grouping of large open spaces comprised of the State and County Arboretum, Civic Center, Chamber of Commerce, Methodist Hospital, Arcadia County Park and Golf Course, Arcadia High School, the Arcadia City Library and the Santa Anita Turf Club.

4. Continued redevelopment and revitalization activities will stimulate the renewal of the downtown area.
5. The designs of most structures are unique. There is no dominant architectural style for buildings in the City.
7. While many cultural and recreational opportunities exist in Arcadia, the City lacks a community center that could accommodate cultural activities for all age groups.
8. The City has identified the need for a replacement Police Department.
9. With the acquisition of the armory site the City will have space to accommodate future community facilities and uses.
10. The City has acquired the northeast corner of Huntington Drive and Holly Avenue for a Senior Citizen Center and Recreation Department Offices.

GOALS AND OBJECTIVES

Goals

1. Promote and preserve the character and quality of the single-family residential environments, permitting individual expression which does not unnecessarily infringe upon the rights of the property owner or adjacent owners.
2. Maintain and improve the residential areas in a manner that will insure the health, safety and general welfare of all the residents as well as assuring a level of quality that permits Arcadia to continue as the "Community of Homes".
3. Ensure that the commercial and industrial areas within the City of Arcadia are conveniently located, attractive and functional in design.
4. Maintain and improve the commercial and industrial areas of the City in a manner that will encourage their compatibility with adjacent areas.
5. Require existing and new gravel mining operations to comply with City regulations and the 1975 California Surface Mining and Reclamation Act.
6. Reclaim depleted gravel mining sites so that they may be developed with uses consistent with the zoning regulations.
7. Provide sufficient sites for anticipated future public facilities.

8. Provide each neighborhood with adequate and convenient public facilities and amenities, particularly park and recreation facilities.
9. Encourage the highest quality of development in the replacement of existing structures.
10. Maintain and preserve single-family large lot neighborhoods.
11. Preservation of mature trees within the community.
12. Maintain the spacious character of the single-family neighborhoods and discourage development within these areas which are inconsistent with this goal.

Objectives

1. Prevent the intrusion of incompatible land uses in residential zones which would have a detrimental effect on property values.
2. Minimize the impact of through traffic in residential neighborhoods.
3. Encourage the maintenance and improvement of all residential areas throughout the City through a continuous program of street tree planting and care, adequate streets and sidewalks, street lighting, storm drainage and other utilities.
4. Prevent the intrusion of incompatible uses in commercial and industrial areas which would impair opportunities for growth and expansion.
5. Promote the general visual improvement of commercial and industrial areas by encouraging professional architectural design, landscaping and the careful signing of businesses and industries.
6. Plan for the space needs for future public facilities.
7. Provide each neighborhood with adequate and convenient public facilities and amenities, particularly parks and recreational facilities.
8. Coordinate the location, size and types of public utilities with the intensity of land use they will serve.
9. Replace all overhead utility wires with underground service.
10. To preserve, where feasible, mature native trees on both commercial and residential properties.

11. Discourage the subdividing of predominantly large lot neighborhoods into smaller lots incompatible with the surrounding area.
12. To insure that new single-family subdivisions do not result in leap frog development which leaves existing lots which are out of conformity with the general development of the area and which are not capable of being subdivided in the future.

IMPLEMENTATION MEASURES

Policies

1. Maintain the diversity of single-family residential zoning densities to provide a range of quality residential environments.
2. Reduce the maximum allowable density of the areas presently zoned "H", for high rise multiple-family dwellings.
3. Continue to use architectural design review to encourage quality design in multiple-family residential, commercial and industrial projects.
4. Continue to encourage commercial and industrial uses and development which contribute to the economic well-being of the City and which do not have a significant adverse effect upon the character of the City or the quality of life.
5. Continue to encourage the continued use of Santa Anita Race Track for thoroughbred horse racing.
6. Insure that any future uses or gravel quarries, e.g., landfills, recreational areas, ground water recharge areas etc. provide for the protection of water quality and minimize, to the extent possible, the impact on adjacent land uses. The development of future uses on reclaimed sites should take into consideration the surrounding land uses and minimize to the extent possible any adverse impacts.
7. Protect residential areas from non-residential intrusion by requiring businesses and industries to provide proper screening, landscape buffer strips and other design features.
8. Promote the beautification of all public facilities.
9. Continue to employ high standards of maintenance and to improve facilities and grounds in the public parks.

10. Provide for the continued improvement of street appearances through programs of street tree planting, street lighting, undergrounding of utilities and the elimination of the proliferation of unsightly signs.
11. Encourage the preservation of large lot neighborhoods where residents in the area wish to maintain the character and integrity of the neighborhood.
12. Require that new streets be a minimum distance from existing parallel streets.
13. Discourage developments which leave existing lots which cannot be subdivided in the future.

Action Programs

1. Review existing subdivision regulations to determine if criteria can be developed to prohibit single-sided cul-de-sacs except under specific circumstances.
2. Review existing subdivision and zoning regulations to determine if they provide for the appropriate development of large isolated single-family lots.
3. Encourage down zoning (i.e., require larger minimum lot sizes) of residential areas which would be consistent with the existing development pattern of the area, and when requested by the majority of the residents of the area.
4. Review the existing "H" high rise zoned commercial and residential areas to determine the appropriateness of the zoning and whether to retain or remove such zoning.
5. Continue the use of State authorized redevelopment activities to maintain and improve the physical appearance and economic vitality of the City's downtown area.
6. Continue the use of Architectural Design Review of multiple-family, commercial and industrial developments to secure attractive and compatible projects.
7. Continue to use the Arcadia Beautiful Commission to promote and encourage continued maintenance and improvement of the City's physical environment.
8. Continue the street tree program and provide for the replacement of trees removed due to disease and damage.
9. Develop plans for the future Police Department facilities.

10. Evaluate the adequacy of the library facilities to meet the future anticipated needs of the community.
11. The Police Department shall continue the neighborhood watch programs in residential areas.
12. The Fire Department shall continue its program of modernizing equipment and training personnel in the latest state-of-the-art fire fighting methods.
13. The Planning Commission and/or City Council should identify the single-family neighborhoods which are developed predominantly with large lots and look into the adoption of measures to preserve these areas.
14. Adoption of minimum standards between streets.
15. Continue to encourage the preservation of mature native trees as part of the subdivision and development of both residential and commercial properties.

LAND USE ELEMENT MAP

See the attached map.

ZONING DISTRICTS SUMMARY

The following is a summary of the zoning designations set forth in the Arcadia Municipal Code:

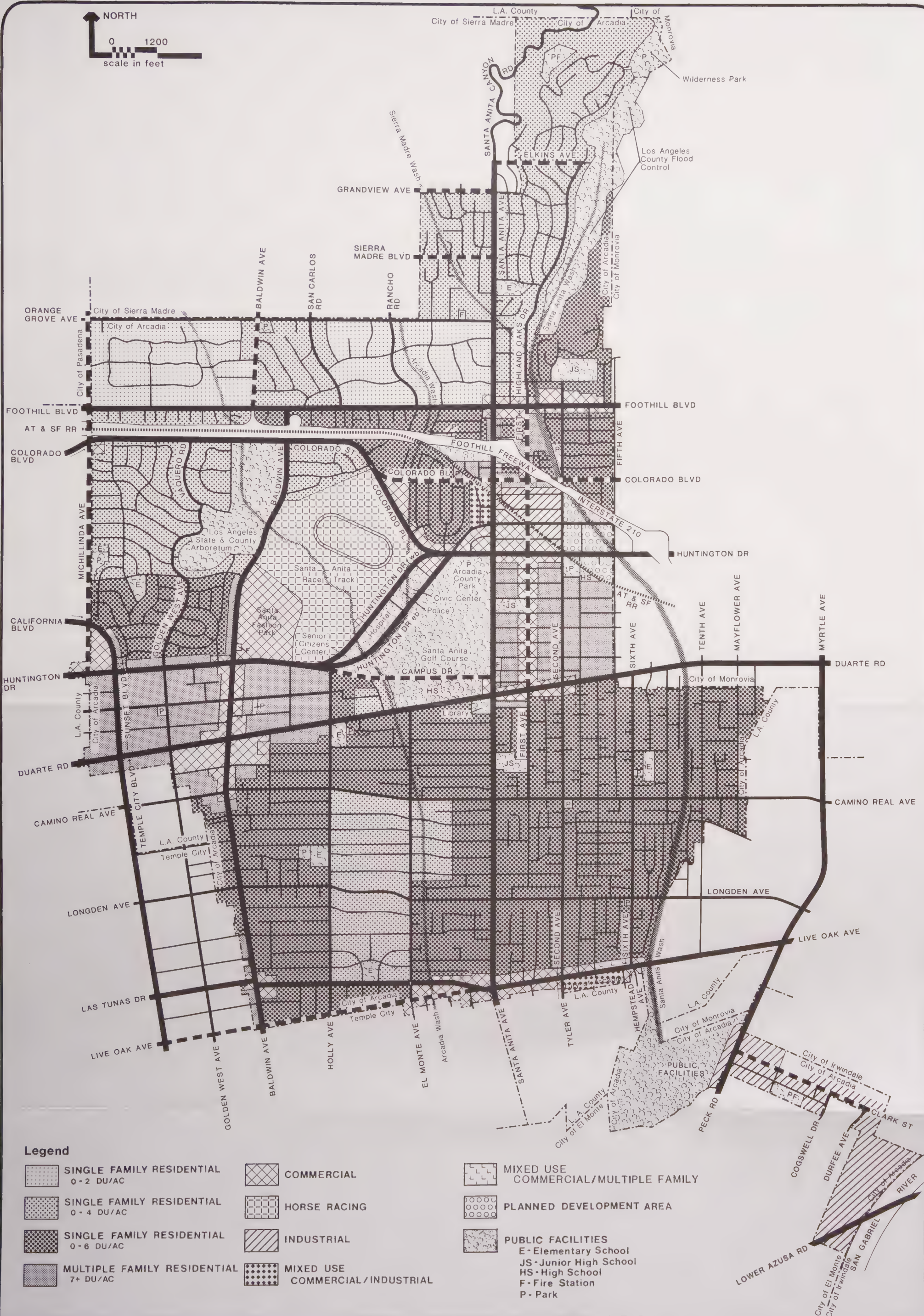
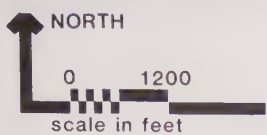
R-M	Residential Mountainous Single-Family Zone
R-O 30,000	First One-Family Zone - minimum lot size of 30,000 sq. ft. required limited to one single-family dwelling
R-O 22,000	First One-Family Zone - minimum lot size of 22,000 sq. ft. required limited to one single-family dwelling
R-O 15,000	First One-Family Zone - minimum lot size of 22,000 sq. ft. required limited to one single-family dwelling
R-O 12,500	First One-Family Zone - minimum lot size of 15,000 sq. ft. required limited to one single-family dwelling
R-1 12,500	Second One-Family Zone - minimum lot size of 12,500 sq. ft. required - limited to one single-family dwelling
R-1 10,000	Second One-Family Zone - minimum lot size of 10,000 sq. ft. required - limited to one single-family dwelling
R-1 7,500	Second One-Family Zone - minimum lot size of 7,500 sq. ft. required - limited to one single-family dwelling
R-2	Medium Density Multiple-Family Residential Zone
R-3	Multiple-Family Zone
CPD-1	Commercial Planned Development-1

C-O	Professional Office Zone - allows offices and banking institutions - prohibits retail, wholesale, or manufacture of goods, wares or products
C-1	Limited Commercial Zone - allows offices and banking institutions as well as specific retail uses
C-2	General Commercial Zone - allows offices and banking institutions as well as retail uses
C-M	Commercial Manufacturing Zone - allows offices and banking institutions, retail uses and limited manufacturing uses
M-1	Planned Industrial District - allows light industrial uses and manufacturing, processing and warehousing
M-2	Heavy Manufacturing Zone
S-1	Special Use Zone - this zoning designation was established primarily for the race track
S-2	Public Purpose Zone - this zoning designation was established for publicly owned and operated establishments such as the County Park, Arboretum, etc.
H	Special Height Zone - this is an overlay zone added to existing zoning designations to allow buildings and structures to exceed the height restrictions set forth in the underlying zone.
P	Automobile Parking Zone - this is an overlay zone added to existing zoning designation which allows the property to be used for parking
D	Architectural Design Zone - this is an overlay zone which is added to existing zoning designations to establish special guidelines for buildings, signs, structures and landscaping

INTERNAL CONSISTENCY

The Land Use Element is closely related to the other General Plan elements including Circulation, Housing, Open Space and Conservation, Parks and Recreation, Safety and Noise. Residential densities must be consistent with housing needs identified in the Housing Element. The Land Use Element identifies areas to be preserved as open space for conservation purposes. These areas are similarly designated in the Open Space and Conservation Element.

Noise impacts shall be considered prior to locating public facilities within areas identified in the Noise Element as noise impacted areas. Geologic hazards identified in the Safety Element must be considered when planning the location of public facilities. Fire and police protection facilities must be consistent with the needs identified in the Safety Element in order to protect the community in the event of a natural disaster.



ARCADIA GENERAL PLAN

General Plan Land Use

CITY OF ARCADIA

CIRCULATION ELEMENT

Adopted
December 4, 1990

CIRCULATION ELEMENT

INTRODUCTION AND BACKGROUND

The legal requirement for a Circulation Element was established in 1955. This element and the Land Use Element were the two original elements that comprised the General Plan. Section 65302(b) of the California Government Code requires:

"A Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals and other public utilities and facilities, all correlated with the Land Use Element of the Plan."

The purpose of the Circulation Element is to provide a safe, efficient multi-modal transportation system for existing and proposed uses within the City. It serves as a basis for an orderly pattern of development, while minimizing the impact of transportation services on the community's environmental quality.

The manner in which people and goods move through the community is an important factor in maintaining a quality living environment. The Circulation Element must be coordinated with the Land Use Element and the Housing Element to ensure that traffic does not adversely impact residential areas. The Circulation Element is also closely related to the Noise Element because that Element identifies land uses which are sensitive to the noise generated by heavy traffic volumes.

FINDING AND CONCLUSIONS

This section summarizes the major findings and conclusions regarding transportation facilities in the City of Arcadia. The summary is based upon existing conditions, the previous Circulation Element and data supplied by the City Engineer.

1. The City has a fully developed highway network consisting of a freeway, major arterials, secondary arterials and collector streets. Figure V-1 shows traffic volumes. The street system is capable of serving both current and projected traffic volumes to the year 2000.
2. Interstate 210, the Foothill Freeway, bisects the City in an east-west direction. Arcadia also is served by the San Bernardino Freeway to the South. Primary access to the San Bernardino Freeway is from the City's major north/south arterials.
3. The City has designated truck routes to ensure that truck traffic does not disrupt residential areas. The following streets permit trucks:

East-West Direction:

- Foothill Boulevard
- Colorado Street
- Colorado Place
- Huntington Drive
- Las Tunas
- Live Oak, east of Santa Anita

North-South Direction:

- Baldwin Avenue south of Foothill Boulevard
 - Santa Anita Avenue south of Foothill Boulevard
4. Seven Southern California Rapid Transit District bus lines serve Arcadia. These lines connect Arcadia with Monrovia, Glendora, Pomona, Pasadena and Los Angeles.
 5. The Santa Fe Railroad traverses the City in an east-west direction but does not have passenger service to the City. Freight service is provided to the industrial area north of Huntington Drive.
 6. The Helistop located at the Methodist Hospital should be maintained to provide for emergency and safety services.
 7. The City has a bikeway system consisting of four interconnecting loops which connect residential areas with commercial centers and public facilities throughout the City. There is also the County bikeway which extends south from Live Oak Avenue through the City of El Monte then parallels the 605 freeway along the flood control channel into the City of Long Beach.
 8. The City of Arcadia has an equestrian trail which extends along the Santa Anita Wash from the Los Angeles County Flood Control debris disposal area to the City 3-par golf course. This trail provides linkages between open areas as well as serving a recreational function.
 10. Arcadia has a very successful Dial-A-Ride program. Persons utilizing the service dial the local dispatch center to arrange for pick-up at a specified time.

ISSUES AND OPPORTUNITIES

Issues

1. Traffic volumes along Second Avenue, a 40' wide collector street, indicate that upgrading to a 60' secondary arterial is desirable. At present there is insufficient right-of-way to accomplish this objective.

Opportunities

1. Acquire additional right-of-way along Second Avenue through dedication as new development occurs.

GOALS AND OBJECTIVES

Goals

1. To promote the safe and effective movement of all segments of the population.
2. To develop and maintain a circulation and transportation system, including freeways, all classifications of local streets, mass transportation and pedestrian walkways that will service traffic needs efficiently and be attractive in appearance.

Objectives

1. Protect street traffic capacities by controlling points of access from adjoining land and by restricting on-street parking when and where necessary.
2. Regulate the intensity of land use to be in conformity with the General Plan to insure that the traffic volume does not exceed the circulation capacity.
3. Promote the continued beautification of streets by maintaining a tree planting and landscaping program with special emphasis on the City approach ways, service road areas and center dividers.

IMPLEMENTATION MEASURES

The following policies and action programs implement the circulation goals and objectives of the City of Arcadia.

Policies

1. Coordinate the local circulation system with adjacent communities as well as county and state agencies.

2. Discourage commercial, industrial and through traffic from traveling on local residential streets. Discourage the parking of non-residential vehicles on residential streets.
3. Cooperate in regional planning agency studies of additional mass transit systems and evaluate the best possible locations for terminals that would serve Arcadia residents.

Action Programs

1. The City will continue to restrict commercial truck traffic in residential areas by assigning designated truck routes.
2. The City prohibits the overnight parking of commercial vehicles in residential areas. Overnight automobile on-street parking in residential areas is allowed only by permit when warranted by special circumstances.
3. At the request of business owners, on-street parking in commercial areas is limited from one to two hours. Once the petition for parking restriction is approved the limitation is enforced by the Police Department's parking control officers enforce the limitation.
4. New developments along Second Avenue are required to dedicate 12 feet of right-of-way to the City. When a sufficient amount of right-of-way is acquired, Second Avenue will be widened to 60 feet, curb-to-curb, from Huntington Drive to Duarte Road.

INTERNAL CONSISTENCY

The Circulation Element is correlated with the Land Use Element to assure that the volumes and types of traffic along each corridor are compatible with adjacent land uses. The Noise Element prescribes ambient noise levels for various types of land uses. Traffic generated noise must not exceed the levels described in the Noise Element. Consequently, both elements are consistent with one another.

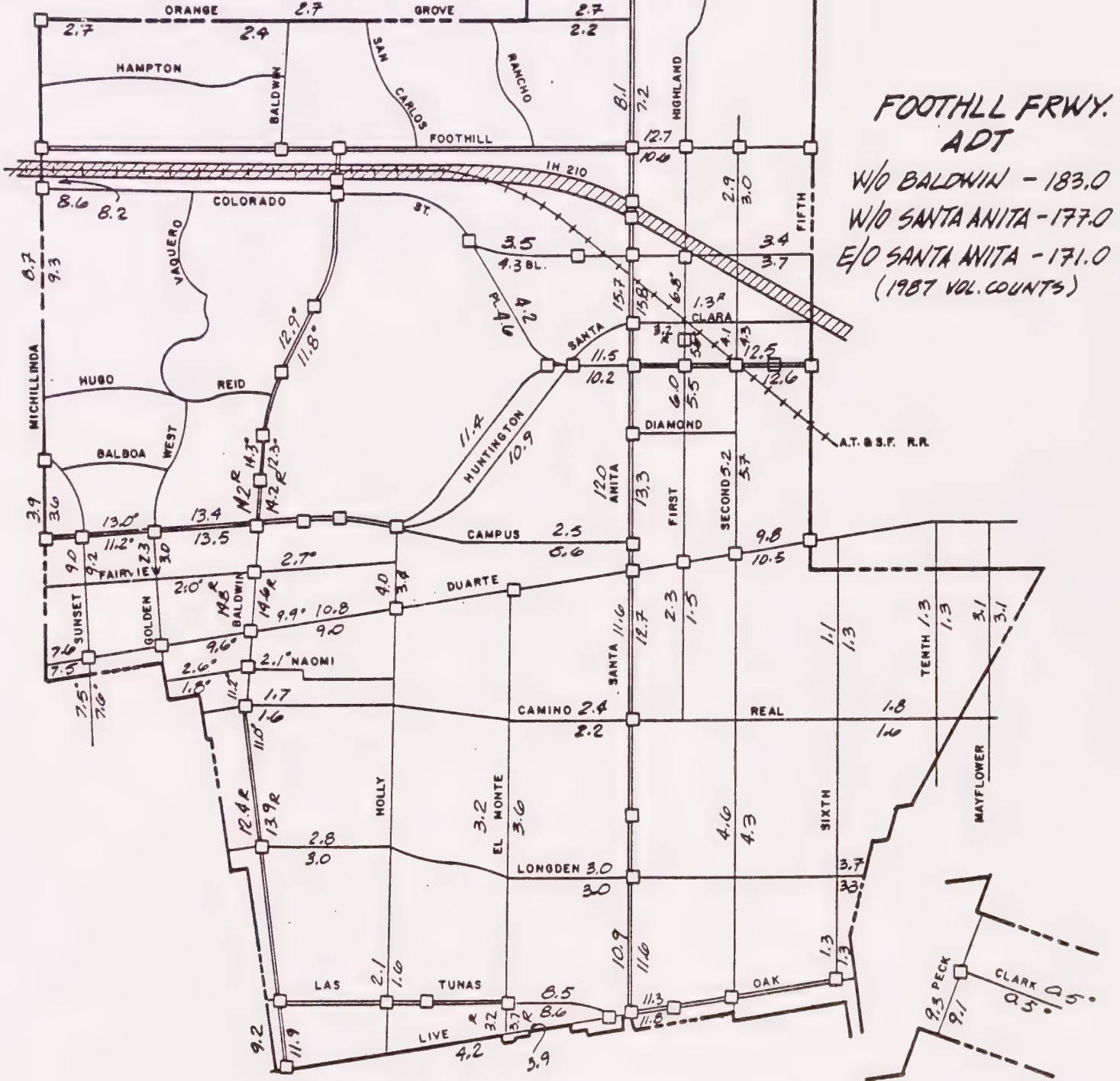
CITY OF ARCADIA

TRAFFIC COUNTS



1988

- TRAFFIC SIGNAL
- 0.0 DIRECTIONAL COUNT
- 0.0^R RACE DAY COUNT
- (0.0) NON-DIRECTIONAL COUNT
- 0.0° COUNT PRIOR TO 1988
(NONE OLDER THAN 1986)



1.0 REPRESENTS 1000 VEHICLES

FIGURE C - 1

11/88 RSB





ARCADIA GENERAL PLAN

Circulation.

CITY OF ARCADIA
HOUSING ELEMENT

Adopted
December 4, 1990

HOUSING ELEMENT

INTRODUCTION

The Housing Element of the General Plan is concerned with how the current and future housing supply meets the needs of Arcadia's residents. This element, in particular, addresses: (1) the physical condition of housing; (2) the financial assistance needs of resident households; (3) the need for new housing construction; (4) ways of improving the City's role in housing; and (5) methods for achieving equal housing opportunity.

The Arcadia Housing Element must, by State law, consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and scheduled programs for the preservation, improvement, and development of housing. It shall identify adequate sites for all types of housing (including rental housing, factory-built housing, mobile homes, and emergency shelters) and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain the following:

1. An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs.
2. A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
3. A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element. These are to be achieved through the following:
 - a. the administration of land use and development controls,
 - b. the provision of regulatory incentives and concessions,
 - c. the utilization of appropriate federal and state financing, and
 - d. subsidy programs, when available, and the utilization of moneys in the Low and Moderate Income Housing Fund of the redevelopment agency.

EVALUATION OF PREVIOUS ELEMENT'S ADOPTED ACTIONS

Effectiveness of the Element

The following major goals set forth in the 1981 Housing Element were achieved by the City:

1. One of the goals set forth in 1981 was to "encourage private sector involvement in the acquisition of property and development of senior citizen housing. The City assisted the Christian Senior Housing Foundation in Georgia with the construction of 100 units of senior citizen/handicap low income units (Naomi Garden). Community Development Block Grant Funds were used in writing down the costs of the land for this project.
2. Since 1986, the City has assisted approximately 66 low and moderate income homeowners in the rehabilitation of their owner occupied units utilizing Community Development Block Grant Funds.

Two of the action programs, while not implemented by inclusion in the zoning ordinance were taken into consideration during the approval and construction of the 100 unit senior citizen/handicap low income housing project (Naomi Gardens) as well as the four other senior citizen retirement centers within Arcadia. These action programs included waiver of certain building fees and modification to many of the multiple-family requirements such as parking, open space, landscaping, unit size, density, etc.

Progress in Implementation

The Planning Department in reviewing the City's 1981 Housing Element implemented five of the 14 "actions" set forth in the element. These included:

1. Continuance of Section 8 Rental Assistance.
2. Investigation of the feasibility of utilizing federal and/or state financing for the construction of low/moderate income housing units. The City participating with a non-profit organization assisted the development of 100 units of low/moderate income elderly/handicap units.
3. Continuance of property maintenance enforcement activities.
4. Utilization of CDBG funds for a housing rehabilitation program assisting low and moderate income owner occupied single-family housing units.
5. The City has continued to enforce the existing subdivision regulations which require a finding of substantial conformity with existing building and zoning

regulations before a tentative map or tentative parcel map for a co-operative multiple dwelling may be approved.

Some of the identified action programs such as city-wide studies were not completed due primarily to the limited staff and resources required to conduct said studies.

Appropriateness of Goals, Objectives and Policies

Several of the policies identified in the 1981 Housing Element have been included in the 1990 Housing Element. These include:

1. Waiver of fees and development standards for low/moderate income housing.
2. Continuance of Section 8 Rental Assistance through the Los Angeles Housing Authority.
3. Encouragement of private sector involvement in development of low/moderate income housing.
4. Continue to investigate the feasibility of utilizing federal and/or state financing and subsidy programs for the development of low/moderate income housing.
5. Continuance of property maintenance enforcement activities.
6. Continuance of the housing rehabilitation program.
7. Continued enforcement of existing AMC regulations which require a finding of substantial conformity with existing building and zoning regulations for the conversion of multiple-family units to co-operative multiple dwelling units.

In updating the 1981 Housing Element the City realized that some of the "action" programs set forth in the Element were not realistic or feasible. In preparing policies for the 1990 Housing Element the City has established policies which are more practical and obtainable.

CURRENT HOUSING NEEDS

As of January 1, 1988, the State Department of Finance estimates the number of single family detached housing units in Arcadia to be 12,035 and the number of multiple housing units to be 7,139. The 1990 Decennial Census Preliminary Housing Unit and Group Quarters Population Counts from the U. S. Department of Commerce indicates the total population of Arcadia to be 48,007 with 47,377 people living in one-family dwelling units (includes single-family houses, apartment units,

and condominiums) and 630 people in group quarters. The total number of housing units is 19,424. The following compares these figures with those from the 1980 U. S. Census.

HOUSING UNITS*						
	<u>Year</u>	<u>Total</u>	<u>Detached</u>	<u>%</u>	<u>Attached</u>	<u>%</u>
Dept. of Finance	1988	19,174	12,035	62.8	7,139	37.2
U. S. Census	1980	18,625	11,537	61.9	7,082	38.0

*The 1990 Decennial Census does not have a break down on the total number of detached and attached units, therefore, the figures used are from the Department of Finance

POPULATION					
	<u>Year</u>	<u>Total</u>	<u>In One-Family/dus</u>	<u>%</u>	<u>APPH*</u>
U.S. Census**	1990	48,007	47,377	98.7	2.43
U. S. Census	1980	45,994	45,580	99.1	2.55

*Average Persons Per Household

** This information is from the 1990 Decennial Census Preliminary Report

Based on these estimates, there has been a 3.9% (1,797 persons) growth in population, and a gain of 2.95% (549) housing units since the 1980 Census. This is less than a 1% annual growth rate.

The gain in population (3.9%) is greater than the gain in housing units (2.95%). The the average number of persons per household has decreased slightly. This indicates that the present construction rate of new housing units is adequate to meet the population needs.

An analysis of the vacancy rates of the various types of available units discloses that there may be a shortage of certain types of units, in particular, single family attached and duplex apartments. The following table shows the various 1980 vacancy rates.

1980 VACANCY RATES			
<u>Type of Unit</u>	<u>No. Vacant</u>	<u>No. of Units</u>	<u>%</u>
Single Family Detached	225	11,537	1.95
Single Family Attached*	<u>3</u>	<u>574</u>	<u>0.52</u>
Total Single Family	228	12,111	1.88
Duplex Apartments	4	231	1.73
3 & 4 Unit Apt. Complexes	47	854	5.50
5+ Unit Apt. Complexes	<u>443</u>	<u>5,423</u>	<u>8.17</u>
Total Multifamily	494	6,508	7.01

*Includes condominium units, townhouses and own-your-own units

During the past several years, a popular form of residential development is multi-family projects consisting of detached units, and two and three attached units. The continued construction of these projects indicates a continued strong market.

Because of the difficulty in constructing new affordable housing in Arcadia, the City has focused on retaining both the quality and the quantity of its inventory of existing affordable housing. The City's current multiple-family regulations indirectly encourage the retention of existing older multiple-family units which were built at higher densities and with less parking and other amenities. Unfortunately, the City's more restrictive requirements along with the high cost of land in the City discourage the investment in the development of new low and moderate income units.

Housing Assistance Needs

Housing assistance needs exist when affordable housing is not available to all of Arcadia's income groups. Housing assistance is needed when housing payments exceed a household's level of payment ability.

According to the Southern California Association of Governments (SCAG) 1988 Revised Regional Housing Needs Assessment, there are 5,066 low income households in Arcadia. An estimated 2,642 of these households pay more than 30% of their income for shelter and, therefore, are determined to be in need of housing assistance. The tenure of households overpaying for shelter is shown in the following table.

LOW INCOME HOUSEHOLDS PAYING MORE THAN
30% OF INCOME FOR SHELTER

	<u>Low Income</u>	<u>Very Low Income</u>	<u>Total</u>
Owners	151	277	428
Renters	885	1,328	2,213

The Section 8 rental payment assistance program is operated within the City by the Los Angeles County Housing Authority and helps to meet some of the lower income housing needs. As of April 1990, six households (4 elderly and 2 families) are receiving Section 8 rental assistance.

There are no programs which directly reduce the mortgage payments (i.e., principal and interest) of owner occupied housing. Many existing owner occupied households confront financial problems because of declining or fixed earnings, diminished physical capacities for maintenance, and the burdens of incurring a second trust deed. However, the City administers a Community Development Block Grant (CDBG) funded housing rehabilitation program.

On June 3, 1980, Arcadia voters approved a referendum to allow 175 elderly/handicapped units to be developed and acquired with federal, state or local financing and/or financial assistance.

One-hundred elderly and handicapped units were constructed utilizing Section 202 funding (Naomi Gardens). In conjunction with this project, the City utilized Community Development Block Grant funds to write down the cost of the land.

An additional 75 units could be constructed per the referendum using Section 202 or other federal or state funding.

Housing Stock Condition

The condition of housing in Arcadia is excellent. According to the Los Angeles County Community Development Commission's most recent Housing Assistance Plan for Arcadia, there are 148 substandard housing units. This amounts to less than 1% of the City's entire housing stock.

In 1981 many of the City's substandard housing units were concentrated in the area north of Huntington Drive between First and Second Avenues on St. Joseph Street, La Porte Street, and Santa Clara Street. This area is zoned M-1 (Planned Industrial District) and is in transition from residential to industrial use. The neighborhood is characterized by 1930's bungalows, small apartment complexes and newer industrial uses. The apartments are generally well maintained and will continue as viable uses for some time. Most of the single family units have absentee owners, and, probably because of the industrial zoning, there is a reluctance to invest in property improvements. Based on a windshield survey there are only six single-family units which are in need of replacement. Many of the units identified as substandard in 1981 have been replaced with industrial complexes.

A windshield survey noted there were approximately 65 substandard housing units scattered throughout the multiple family zoned area south of Huntington Drive, north of Duarte Road, and between Santa Anita and Fifth Avenues. The substandard units in this area are mostly old multiple bungalow type dwelling units that are not being well maintained because of the potential of the apartment and condominium market.

Construction in both the M-1 and multiple family zoned areas has removed many of the substandard units. As these areas are redeveloped, the number of substandard units will decline even further.

While the number of substandard dwellings is very low, there are many units that can be rehabilitated. During 1986-88, 34 houses, owned by lower income households, were rehabilitated using CDBG funds, and, during 1989-90 another 16 houses

were rehabilitated. Funds have been allocated for 1990-91 with the anticipation that an additional 16 houses will be rehabilitated.

SPECIAL HOUSING NEEDS

Handicapped Households

According to the 1980 Census, there were 340 persons (0.74% of the City's population) that had a public transportation disability and 92% of this number (313) indicated they also had a work-related disability. Remodeling to provide facilities for a handicapped member of a household is an eligible project under the CDBG housing rehabilitation program. Naomi Gardens, a low/moderate senior citizen Section 202 housing project has ten handicapped persons residing in their complex. In addition they have ten handicap persons on their waiting lists.

Elderly Households

In 1980, 21% (9,731) of the City's population were 60+ years of age. Many senior citizens have fixed incomes and experience financial difficulty in coping with rising housing costs. In 1980, the mean annual income of persons in Arcadia receiving social security income was \$4,414.

The City's elderly population is not evenly distributed geographically. The major concentrations occur in the west central area of the City. At present 554 units in a total of five projects are specifically limited to senior citizens. Four of these projects have been constructed since 1980. One-hundred of these units are in a HUD Section 202 Direct Loans for Elderly & Handicapped project which is specifically targeted at the low income elderly and handicapped. HUD Section 8 Lower-Income Rental Assistance are provided for the tenants. Currently 90 of these units are occupied by low income elderly persons and they have 50 persons on their waiting lists.

The Conditional Use Permit (C.U.P.) for the Naomi Gardens project located at 655 West Naomi Avenue was approved by the City Council on January 18, 1983. Approval of this project was based on the need for low income senior citizen housing within the Community. The City Council resolution approving this project noted that this project will provide housing which is consistent with the policies and programs set forth in the Housing Element. This approval was granted for the construction of 101 (1 unit for manager) units "low income senior citizen housing".

Because approval of this project required a C.U.P., the conversion of these units to anything other than assisted housing would be inconsistent with the approved conditional use permit and, therefore, is not at risk of being converted to any other type of use other than low income senior citizen housing.

This is the only government assisted housing within the City of Arcadia.

Large Families & Overcrowding

The 1980 Census estimated that there are 1,746 (9.75%) households with five or more persons. Such households may experience a greater incidence of overcrowding. However, the real cause of overcrowding is not household size, but rather the inability to purchase enough space. Overcrowding occurs when occupancy reaches 1.01 or more persons per room. Even with adequate financial means, the housing supply may fall short of accommodating all large families because of the low vacancy rates among larger units. This population segment has a higher rate of home ownership. Approximately 88% of all large families are homeowners. In 1970 the number of overcrowded households amounted to 2% (302) of the households living in Arcadia. By 1980 the percentage had decreased to 1.73% (309 large families).

There have been no indications that overcrowding has increased during the past ten years. Based upon available data the City is unable to determine the number of large family households that may have housing assistance needs.

Female Headed Households

Demographic, social and economic conditions have combined to generate a demand for independent living quarters by households headed by one adult. Traditionally, consideration for assistance has been accorded to female headed family households because they made up a significant proportion of the families in need of housing assistance. A large number of such households is an indication of the level of housing assistance needed.

MALE AND FEMALE HEADED HOUSEHOLDS BY TYPE

<u>Household Type</u>	<u>Male Headed</u>	<u>%</u>	<u>Female Headed</u>	<u>%</u>	<u>Totals</u>	<u>%</u>
1 person	1,299	7.26	3,180	17.76	4,479	25.02
2+ person married family	---	---	---	---	10,924	61.02
Other 2+ person family	409	2.28	1,505	8.41	1,914	10.69
2+ person non-family	316	1.77	270	1.51	<u>586</u>	<u>3.27</u>
					17,903	100.00

According to the 1980 Census, there were 1,775 (9.91%) 2+ person, non-married households headed by a female in Arcadia.

Farm Workers

Farm Workers are one of the seven special needs groups mentioned in the State law. Because of the land uses and nature of Arcadia's economy, the farm worker need is very low. The Southern California Association of Governments estimates

that there are 30 resident farm worker households with housing assistance needs in Arcadia.

Homeless

There is no current data regarding the homeless in Arcadia. Public and private social welfare organizations which serve the City indicate that most of the "homelessness" in Arcadia is generally temporary displacement - job layoffs, eviction or family disputes. There are several service organizations (e.g., the Assistance League, Arcadia Thrift and Welfare) and churches in the City, which assist the homeless population by providing food vouchers, accommodations for a night and clothing, and referral to other agencies within the area which can best help their needs. These organizations also assist in providing referrals to the appropriate agencies. The City's Senior Citizen office also helps persons, primarily senior citizens in contacting the proper agencies and providing referrals to other area-wide service organizations.

At this time, the resources of these private agencies appear adequate to assist the homeless in Arcadia.

The Arcadia Police Department has indicated that they respond to a homeless person situation at the rate of approximately one per month. The following is a list of just some of the agencies which a person may be referred to within this area:

- 1) Arcadia Welfare and Thrift,
- 2) The Salvation Army in Pasadena
- 3) The Union Station in Pasadena
- 4) The Unity Center in Monrovia
- 5) The Assistance League of Arcadia
- 6) The "Info Line"
- 7) Arcadia Presbyterian Church
- 8) United Way Food and Shelter in San Gabriel Valley
- 9) Foothill Community Service
- 10) Pasadena YWCA

PROJECTED NEW HOUSING NEEDS

The Southern California Association of Governments (SCAG) prepares projections of the future housing needs of each income group for every community. Their 1988 Revised Regional Housing Needs Assessment forecasted the following need for new housing units over the next five years within Arcadia. The income categories are based upon the metropolitan area's median income.

INCOME CATEGORIES FOR LOS ANGELES COUNTY

High 120%+ of Median	Moderate 80-120% of Median	Low 50-80% of Median	Very Low 50%- of Median	Total
436	124	137	109	806

The projected need for low and very low income housing units is extremely difficult to meet due to high land values and the current market demand for large homes. Local realty offices have indicated that single family sites begin at about \$275,000 and multiple family sites at \$325,000. In 1989 the average construction cost of a new single family house was approximately \$300,000 and the average construction cost of a multifamily unit was \$123,000. The following table displays the increasing construction cost per house/unit over the past five fiscal years.

AVERAGE RESIDENTIAL CONSTRUCTION VALUATIONS FOR FISCAL YEAR 1984-1985 THROUGH 1988-1989

Year	Single Family		Multiple Family	
	Permits Issued	Avg. Valuation	Units Permitted	Avg. Valuation
84 - 85	36	\$ 192,218	202	\$ 66,757
85 - 86	47	\$ 215,592	118	\$ 105,440
86 - 87	73	\$ 240,412	167	\$ 91,312
87 - 88	111	\$ 269,230	249	\$ 102,020
88 - 89	112	\$ 307,095	131	\$ 123,109

The combination of these site and construction costs make housing in Arcadia very expensive, and well beyond the means of low and very low income households. Housing for the high income segment is being readily provided.

The 100 unit HUD Section 202 complex is the only "assisted" housing project in the City. Because of the current costs of construction and land, providing direct "assistance" for newly constructed housing is beyond the capabilities of the City. However, an ordinance will be adopted, in accordance with State law, to provide density bonuses and regulatory reliefs as incentives for the private sector to develop low income housing.

At present, the City's low and moderate income housing is comprised entirely of existing housing with assistance provided by the HUD Section 202 project, the Section 8 program of the Los Angeles County Housing Authority, and by the City's housing rehabilitation program funded through the Community Development Block Grant program.

Population Trends and Projections

Between 1980 and 1989, it is estimated that the City of Arcadia's population increased from 45,994 to 48,007 for a gain of 2,013 persons. The average annual increase has been 201 persons for a yearly increase rate of less than .5%. Between

1985 and 1989, the estimates are that the population increased from 47,536 to 48,007 for a gain of 471 persons. The average annual increase during those last four years was 118 persons for an annual increase rate of 1%.

These estimates indicate that during the later half of the 1980s, there has been an acceleration of the City's growth rate. The sources for these population estimates are the 1980 Federal Census, and the 1990 Decennial Census Preliminary Housing Unit and Group Quarters Population Counts from the U. S. Department of Commerce.

The population increases are not resulting in a significant need for additional housing, but are resulting in larger households. During the past ten years the Asian population has increased significantly. Based upon school enrollment figures in the Arcadia School District, in 1981 Asian students counted for 9.1% of the City's total student population. This figure increased to 21% in 1985 and to 39% in 1990. The increase in the Asian school population, also reflects in the overall population figures. Many Asian households consist of an extended family including grandparents, aunts, uncles, etc. The larger new homes (averaging 4,000+ square feet) facilitate the accommodation of such extended families. Also, many older homeowners are selling to younger families who are moving up in the housing market.

The effects of this past decade's population growth cannot be analyzed until the 1990 census figures are available.

New Employment Opportunities and Induced Housing Needs

Increases in the number of jobs in Arcadia does effect the demand for additional housing. A primary location for potential employment opportunities is the East Huntington Drive area bounded by the 210 Freeway on the north, Fifth Avenue on the east, the AT&SF Railroad to the south, and Second Avenue on the west. The Arcadia Redevelopment Agency has been concentrating its activities within this area. The area is zoned for commercial and industrial uses and is currently under-utilized. Recent developments include offices, hotels, restaurants, and retail uses. The maximum development of this area could result in the additional employment of 1,400 persons. The Planning Department estimates that the development of the East Huntington Drive area is expected to occur gradually over the next fifteen years.

Another area actively developed over the past decade is the industrially zoned area known as Chicago Park. The total developable area contains approximately 60 acres, and approximately 80% is developed. Full development of this area is expected to occur within ten years.

The potential for new development in other commercial areas is very limited. It is doubtful that these areas will generate a significant amount of additional employment or add to the demand for housing. At present, there is no method to

accurately monitor employment levels in the City, and how many employees work and reside in the City.

Housing Market Demand

Since the type of housing being built clearly indicates what is being demanded by the market, it is expected that the trend for large (4,000+ sq. ft.) two story houses will continue. While much more modest housing could be constructed, developers tend to find that the underlying land values necessitate the design and construction of a large home to meet their profit objective.

During 1989, the residential real estate market peaked with sales and prices on the upswing. However, towards the end of 1989 and into 1990, the speculative housing market has taken a downturn, evidenced by drops in prices and extended listing periods. However, the custom home market continues to be strong. Unfortunately, this market does not provide any new additions to the housing stock. It is almost always a one for one replacement.

Type and Tenure of Housing Needed

As of the 1980 Census, Arcadia's vacancy rates were generally in accord with the SCAG ideal of a 2% single-family detached vacancy rate and a multifamily rate of 5%. The 1980 vacancy figures were as follows:

1980 VACANCY RATES

<u>Type of Unit</u>	<u>No. Vacant</u>	<u>No. of Units</u>	<u>%</u>
Single Family Detached	225	11,537	1.95
Single Family Attached	<u>3</u>	<u>574</u>	<u>0.52</u>
Total Single Family	228	12,111	1.88
Duplex Apartments	4	231	1.73
3 & 4 Unit Apt. Complexes	47	854	5.50
5+ Unit Apt. Complexes	<u>443</u>	<u>5,423</u>	<u>8.17</u>
Total Multifamily	494	6,508	7.01

While the overall multifamily vacancy rate exceeds the ideal of 5%, the rates among single family attached units and duplexes (0.52% and 1.73% respectively) indicates a shortage of these types of units.

In responding to that shortage, small residential projects have been popular among developers during the past five years. This trend is expected to continue. Realtors indicate that there appears to be an improvement in the vacancy rate among such units, however, conclusive data is not available at present.

Availability of Suitable Sites, Services, and Facilities

Currently there are approximately 158 acres of vacant residentially zoned land located in the foothill area of the City. Most of this area is inaccessible and has slopes steeper than 30% making it unsuitable for development. Also development in these areas pose significant environmental problems.

Approximately 51.44% (3,702± acres) of the City is zoned residential; 3,421± acres are zoned single-family residential and 281± acres are zoned multiple family. The City's infrastructure has the capacity to accommodate 65,000 persons. Public services and facilities are adequate to meet the construction needs for all income levels.

Most of the City's residential development is through the recycling of existing under-utilized land. New projects are likely to range from three to 12 units due to lot sizes, configurations, and ownership patterns. During the past five years the average annual rates of construction have been 76 single family houses, and 173 multiple family units. Continuation of the trend for private redevelopment of underutilized properties is expected.

The City's existing public facilities and services are adequate to handle the current projected build-out (65,000 people in 21,000 dwelling units) in conformance with the City's Land Use Element and zoning regulations. It should not be necessary to make improvements to the water and sewer facilities. At build-out, if the existing levels of service are to be maintained, there will be a need for additional safety personnel such as police officers and possibly paramedic services.

Survey of Existing and Potential Sites

While there are no large, vacant residential sites, there are four sites zoned for single family residences that are currently devoted to other uses.

<u>Site Description and Location</u>	<u>Zoning</u>	<u>Acreage</u>	<u>Maximum No. of Units</u>	<u>Ownership</u>	
Anoakia School NW Corner of Baldwin & Foothill	R-0	22,000	20.0	33	Private
Forest Service Offices & Yard SW Corner of Fwy. & Santa Anita	R-1	7,500	8.0	46	Federal
North & West Perimeter of Race Track Stables and Parking	R-1	7,500	164.0	955	Private
South Parking Area of Race Track	R-1	7,500	<u>93.0</u>	<u>540</u>	Private
Totals			285.0	1,574	

The Anoakia School, is an approximately 20 acre site presently occupied by a private school. It is located at the northwest corner of Baldwin Avenue and Foothill Boulevard. The zoning provides for a maximum of 33 units.

The U.S. Forest Service Administration's site is an eight acre site occupied by the regional offices and service yard for the Angeles National Forest. It is located adjacent to the south side of the Foothill (210) Freeway and Santa Anita Avenue. The zoning provides for a maximum of 46 units.

The third site is an approximately 164 acre site along the northerly perimeter of the Santa Anita Park horse racing facility adjacent to Baldwin Avenue and Colorado Place. It is utilized for stables and parking, and a portion of this site is occupied by the old winery and vineyard. The zoning provides for a maximum of 955 units.

The fourth site is a 93 acre site in two sections of the parking area south of the horse racing facility and the Santa Anita Fashion Park Regional Shopping Center adjacent to Huntington Drive. The zoning provides for a maximum of 540 units.

There may be some under-developed commercial areas that could be appropriately rezoned for residential purposes. Also, the City's zoning regulations provide for the inclusion of residential uses in commercial zones through the Conditional Use Permit process. There are two areas that may have some potential for mixed use projects. These two areas are: (1) the Baldwin Ave./Duarte Rd. (Hub) commercial area, and (2) the Downtown (East Huntington Dr.) area.

The Arcadia Redevelopment Agency has determined that at this time their existing obligations, projects, programs and activities are too extensive and costly to provide "Set Aside" funds for low and moderate income housing. However, in June of 1988, the Redevelopment Agency adopted a low and moderate income housing "Financing Plan". In this Plan the Agency declared intentions to begin spending in 1996, 25%, in lieu of the 20% set aside requirement, of its annual tax increment revenues for low and moderate income housing; this will amount to approximately three to four million dollars. The following are just a few of the programs that these funds may be used for: (1) rehabilitation of low and moderate income housing units; (2) Section 8 rental assistance; (3) construction of low and moderate income units, (4) subsidizing home ownership for low/moderate income persons, and (5) preservation of existing subsidized rental housing which is threatened by or subject to imminent conversion. During the next five years, the Redevelopment Agency will identify and target suitable sites for the development of low and moderate income housing.

Energy Conservation Opportunities

Energy efficient features do add to the initial production costs of new residential developments. Over time, however, energy conservation features should result in reduced occupancy costs since utilities are among the highest components of ongoing housing costs.

Because of the limited new housing growth in the City, a large scale program of energy conservation for residential development is not being considered. However, the City will continue to enforce the current State energy conservation regulations and implement other practical opportunities as they become available.

EXISTING AND POTENTIAL CONSTRAINTS

Non-Governmental Constraints

Prevailing nongovernmental constraints are the costs of land, construction and financing. The cost of land is the primary contributing factor to the overall high cost of housing. Single family lots have been selling as high as \$25 to \$30 per square foot. During the past five years, the typical size of new single family dwellings has exceeded 4,000 square feet and includes an additional 700 square feet, three car garage. Typical single family houses are currently selling for between \$450,000 and \$1,500,000. The land cost for a condominium or Planned Unit Development is approximately \$100,000 per unit. The typical new unit is between 1,600 and 2,200 square feet. Attached units sell between \$225,000 and \$350,000, and detached units sell between \$375,000 and \$500,000.

Construction costs vary widely depending on the quality of the construction and fixtures (e.g., plumbing and electrical fixtures, roofing, carpeting, etc.) incorporated in the structure. Estimates for the cost of construction for both single family and multifamily units are approximately \$50 to \$80 per square foot.

The other major housing expense is the recurring occupancy costs. For an owner these include: mortgage payments, property taxes, utilities, and maintenance. For a lessee they are rent and utilities. The major contributor to increased occupancy costs is mortgage interest rates. This factor is primary in determining whether a buyer will qualify for a loan, and for establishing monthly rents.

While mortgage rates and construction costs have risen during the past several years, they have not greatly exceeded the general increases in the cost of living. Financing is readily available in the community, however, there has been a significant decrease in both new mortgage loans and home equity loans because of the housing market. Interest rates from the local institutions are consistent with lending rates in Southern California.

Land costs, on the other hand continue to escalate at a rate which is well beyond the consumer price index. Land values in Arcadia appear to be significantly greater than the majority of communities in Los Angeles County.

From 1980 to 1989, single family building permit valuations have increased from an average of \$127,503 to \$307,095. This is an increase factor of 2.4 times. The median family income for Los Angeles County, on the other hand, has increased from \$21,125 to \$38,900. An increase factor of 1.84 times. This indicates that housing costs

in Arcadia have increased at a greater rate than income within the region, thus making affordable housing even more difficult to provide.

Governmental Constraints

Land Use Controls

Land Use controls are established by the General Plan and Zoning Ordinance. These regulate the locations, types, density and size of housing developments in the community. These limitations are a primary factor in determining property values. The Land Use Element designates the following four residential land use categories:

Single Family - 2	0 - 2
Single Family - 4	0 - 4
Single Family - 6	0 - 6
Multiple Family	7+

The Zoning Ordinance permits housing in three single family zones, and two multiple family zones. These provide for a full range of housing types. Pursuant to State law, single-family zones permit mobile and manufactured homes. Such structures are subject to the same zoning and architectural requirements applicable to conventional construction and must be placed on permanent foundations and connected to local utilities.

In order to encourage projects which incorporate lower income units, the City will allow some modifications to the City's zoning regulations, e.g., density bonuses, reduction in parking, open space, etc.

Building Codes and Enforcement

The City has adopted the Uniform Building Code, Uniform Mechanical Code, National Electric Code, Uniform Plumbing Code and Uniform Housing Code as minimum construction standards. The City's Building Division enforces these codes. The State Department of Housing and Community Development enforces the mobile home requirements in accordance with Title 25 of the California Administrative Act.

In addition to the uniform codes, the City has adopted a number of amendments. The more significant amendments involve provisions that improve the structural integrity, and fire warning and fire suppression systems of a building. While the inclusion of these provisions may marginally increase construction costs, they may also result in lower insurance premiums and less frequent maintenance.

Subdivision Map Act

The Subdivision Map Act regulates the division of land into two or more parcels. Developers of single family subdivisions must provide the public right-of-way and all other necessary improvements such as roadways, curbs, gutters, sidewalks, sewers, fire hydrants, street lighting, and landscaping. Normally these improvements are dedicated to the City which then assumes the responsibility of their maintenance and replacement.

Fees and Permit Processes

Residential developments in Arcadia do not normally require all, or even many, of the various processing applications. Most single family residential developments do not require any discretionary actions by the City. The two key factors to expeditious processing of any application are compliance with applicable regulations and timely submittal of all necessary documents. If the Planning Department determines that an environmental impact report is necessary, the permit process is significantly longer. The September, 1990 Planning and Building related fees and processing times are included as Exhibits A and B.

In order to encourage the construction of low and moderate income housing the City will consider waiving such fees as building permit fees and park and recreation fees.

GOALS, OBJECTIVES, POLICIES AND ACTION PROGRAMS

While the City of Arcadia endeavors to meet the State's goal of ". . . a decent home and a satisfying environment for every Californian . . .," the City's housing needs exceed the City's capability to satisfy them totally.

A major issue in Arcadia is the diminishing opportunities for certain economic segments to reside in Arcadia. The regional market's economics cause the increase in housing costs. The City's limited land supply and limited funds constrains the City's ability to address this issue.

Although the limited land supply drives land values up, it is an impetus for rehabilitation, remodelling and recycling of the housing stock. In 1996 there will be funds available through the Redevelopment Agency which will be used for affordable housing.

The following goals, objectives, and policies have been adopted to address the City's housing problems, and to provide and maintain the type of housing the City needs and desires.

Goal 1 Meet the City's projected housing needs as identified in SCAG's December 1988 Revised Regional Housing Needs Assessment.

The Revised Assessment notes the following as Arcadia's "Fair Share" in meeting the region's housing needs for July 1989 through July 1994.

**ARCADIA'S "FAIR SHARE" OF NEEDED HOUSING
JULY 1989 THROUGH JULY 1994**

Economic Segment	Units Per Year	Total Units
Very Low Income	21.8	109
Low Income	27.4	137
Moderate Income	24.8	124
High Income	<u>87.2</u>	<u>436</u>
Total	161.2	806

During the period from July 1989 through April 1990, building permits have been issued for the construction of 327 dwelling units. Ninety-two (92) of these were single family houses and 235 were multiple family units. These units were valued from a low of \$103,751 to a high of \$985,172.

The market in Arcadia is meeting the demand for moderate and high income housing, but the construction of low and very low income housing is noticeably absent. Land value is the primary factor of Arcadia's high housing costs, and land alone is beyond the region's affordable range. The City will continue to encourage the private development of affordable housing.

Objectives

- 1.1 Continue to facilitate the construction of 161 dwelling units per year.
- 1.2 Adopt a Density Bonus Ordinance in accordance with State Government Code Section 65915.
- 1.3 Determine appropriate Code Modifications that may be granted in conjunction with a Density Bonus to facilitate the construction of affordable housing.
- 1.4 Study criteria which may encourage the development of mixed use projects in the Baldwin Avenue/Duarte Road, and the Downtown (E. Huntington Dr.) areas.
- 1.5 To maintain the existing Section 202 units (Naomi Gardens) for low income elderly and handicap.

Policies

- 1.1 When economically feasible, implement programs to provide for housing throughout the community that meets the needs of low and moderate income households by using Redevelopment monies and providing modifications to the zoning ordinance for low and moderate income housing.
- 1.2 Cooperate with the Los Angeles County Community Development Commission, the U. S. Department of Housing and Urban Development and non-profit organizations seeking to expand the supply of affordable housing.
- 1.3 Encourage the participation of private entities in attaining the City's housing goals of providing low and moderate income housing by providing incentives such as waiving building permit fees and park and recreation fees and granting modifications to the zoning ordinance relating to parking, density and open space.
- 1.4 Plan for the utilization of the Redevelopment Agencies low-income housing funds. If the Agency's exemptions are not projected to remain in place for the duration of the planning period, the City will turn the funds over to the County for use in Section 8 rental assistance and request that the Housing Authority provide assistance for persons within the City of Arcadia. The City would work with the Housing Authority to solicit apartment owners in Arcadia for participation in the program.
- 1.5 Encourage Planned Unit Developments that provide for the appropriate and efficient development of large isolated single-family lots. The City would grant a density bonus for developers of PUD's who provide at least 25% of the units in a housing project greater than five units for low and moderate income households, or at least 50% for the elderly. The density bonus must be at least 25% over the maximum density allowed for the property.
- 1.6 When appropriate, utilize bonds to develop programs to meet the community's housing needs. One of the major problems with bonds is that it would take so much money to generate a minimum amount of housing. This is probably not a cost effective way of generating funds for affordable housing in Arcadia.
- 1.7. Develop additional incentives for development of affordable housing units. These incentives can include reduced processing times and waiving of certain fees.

- 1.8 Look into the possibility of rezoning under-developed or under-utilized commercial properties to Multiple Family to provide housing opportunities for low and moderate income households.
- 1.9 Do not approve the conversion of existing assisted housing developments to non-low-income housing uses.

Action Programs

- 1.1 Provide incentives for the construction of low and moderate income housing by waiving building permit fees and park and recreation fees, and reducing the plan check processing time and granting appropriate modifications to the zoning ordinance relating to parking, density and open space.

Responsible Agencies: Arcadia Building and Planning Department
Schedule: Can be implemented immediately

- 1.2 Utilize Redevelopment funds for low-income housing programs such as, but not limited to: rehabilitation of low and moderate income housing units; Section 8 rental assistance; construction of low and moderate income housing units; and/or subsidizing home ownership.

Responsible Agency: Arcadia Redevelopment Agency
Schedule: 1996

- 1.3 Adopt regulations which provide for density bonus to developers who construct multiple-family low-income housing units.

Responsible Agency: Arcadia Planning Department
Schedule: 1991

- 1.4 Conduct a study of the undeveloped and under-utilized commercial properties in the City to determine if these properties might be more appropriate zoned residential and rezone if necessary.

Responsible Agency: Arcadia Planning Department
Schedule: 1991

- 1.5 Work with other governmental agencies, e.g., Los Angeles County Community Development Commission, U. S. Department of Housing and Urban Development and non-profit organizations seeking to expand the supply of affordable housing.

Responsible Agency: Arcadia Planning Department
Schedule: On-going action

**Goal 2 Conserve and improve the condition of the existing housing stock.
Emphasize those units that are affordable.**

Objectives

- 2.1 If available, use CDBG funds for the rehabilitation of 15 owner occupied homes each year during the next five years.
- 2.2 Survey and inventory land uses in the M-1 zoned area north of East Huntington Drive and the multiple family zoned area east of South Santa Anita Avenue to monitor the remaining number of substandard and/or nonconforming dwelling units.

Policies

- 2.1 Promote the maintenance and upgrading of existing housing to prevent their deterioration.
- 2.2 Provide the personnel necessary to efficiently administer housing programs.
- 2.3 Cooperate with the Los Angeles County Community Development Block Grant Commission, the U. S. Department of Housing and Urban Development and non-profit organizations seeking to expand the supply of affordable housing.
- 2.4 Continue code enforcement efforts aimed at the maintenance of a safe and attractive community.
- 2.5 Continue cooperation with existing neighborhood homeowner's associations.
- 2.6 Use Community Development Block Grant Funds to provide grants to lower income households for the repair and upgrade of their homes.

Action Programs

- 2.1 Continue the Housing Rehabilitation Program for low and moderate owner occupied housing units utilizing CDBG funds. This program provides grants of up to \$7,500 for low and moderate income persons residing in single-family dwellings.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

- 2.2 Continue to implement the City's property maintenance and code enforcement program.

Responsible Agency: Arcadia Code Enforcement Division
Schedule: On-going program

- 2.3 Continue to work with the existing homeowner's associations in encouraging appropriate development within the City.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

Goal 3 Develop and maintain residential areas that are pleasant, attractive, safe, and convenient to necessary community services.

Objectives

- 3.1 If available, use CDBG funds for the rehabilitation of 15 owner occupied homes each year during the next five years.
- 3.2 Provide and maintain an adequate level of public services and facilities to all residents.
- 3.3 Annually review the development codes for revisions which will provide for necessary protection of health, safety and welfare, and encourage the development of lower income housing.
- 3.4 Study criteria which may encourage the development of mixed use projects in the Baldwin Avenue/Duarte Road, and the Downtown (E. Huntington Dr.) areas.
- 3.5 Discourage conversion to non-low-income housing uses, existing low-income housing projects in Arcadia.

Policies

- 3.1 Encourage the maintenance and upgrading of existing housing to prevent their deterioration.
- 3.2 Encourage the rehabilitation of substandard and deteriorating housing.
- 3.3 Where possible, take action to promote the removal and replacement of substandard units which cannot be rehabilitated.

- 3.4 Promote housing which meets the special needs of the handicapped and elderly populations. The City will investigate the adoption of regulations to require a certain number of new units within multiple-family projects be handicap accessible.
- 3.5 Encourage Planned Unit Developments that provide for the appropriate and efficient development of large isolated single-family lots. The City would grant a density bonus for developers of PUD's who provide at least 25% of the units in a housing project greater than five units for low and moderate income households, or at least 50% for the elderly. The density bonus must be at least 25% over the maximum density allowed for the property.
- 3.6 Continue code enforcement efforts aimed at the maintenance of a safe and attractive community.
- 3.7 Continue cooperation with existing neighborhood homeowner's associations.

Action Programs

- 3.1 Continue the Housing Rehabilitation Program for low and moderate owner occupied housing units utilizing CDBG funds. This program provides grants of up to \$7,500 for low and moderate income persons residing in single-family dwellings.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

- 3.2 Continue to implement the City's property maintenance and code enforcement program to bring substandard housing units into conformance with the code.

Responsible Agency: Arcadia Code Enforcement Division
Schedule: On-going program

- 3.3 Investigate the adoption of regulations which require "x" amount of new multiple-family units to be handicap accessible.

Responsible Agency: Arcadia Planning Department
Schedule: 1991-92

- 3.4 Adopt density bonus regulations to encourage the construction of low and moderate income units in conjunction with standard multiple-family units.

Responsible Agency: Arcadia Planning Department

Schedule: 1991-92

- 3.5 Prohibit the conversion of existing low-income government subsidized housing units to non-low-income housing uses.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

Goal 4 Ensure housing opportunities for all persons regardless of their age, race, religion, sex, ancestry, national origin, physical capabilities, economic status, marital status, or color.

Objectives

- 4.1 Adopt a Density Bonus Ordinance in accordance with State Government Code Section 65915.
- 4.2 Determine which code sections may be appropriately granted Modifications in conjunction with a Density Bonus to facilitate the construction of affordable housing.
- 4.3 Study criteria which may encourage the development of mixed use projects in the Baldwin Avenue/Duarte Road, and the Downtown (East Huntington Drive) areas.
- 4.4 If available, use CDBG funds for the rehabilitation of 15 owner occupied homes each year during the next five years.
- 4.5 Continue to facilitate the construction of 161 dwelling units per year.

Policies

- 4.1 Promote the availability of a housing stock sufficient to enable a full choice of housing types for the entire community.
- 4.2 Promote housing which meets the special needs of the handicapped and elderly populations. The City will investigate the adoption of regulations to require a certain number of new units within multiple-family projects be handicap accessible.
- 4.3 Cooperate with the Los Angeles County Community Development Commission, the U. S. Department of Housing and Urban Development and non-profit organizations seeking to expand the supply of affordable housing and improved housing opportunities.

- 4.4 Continue to refer housing discrimination cases and inquiries to the CDBG/CDC funded Hollywood-Wilshire Fair Housing Council or other similar service provider active within the Arcadia area.
- 4.5 Consider factors of accessibility to employment, transportation, shopping and other necessary services and facilities in planning and developing affordable housing for senior citizens and handicapped persons.
- 4.6 Encourage innovative housing types that will help meet the City's "fair share" of low and moderate income housing.
- 4.7 Encourage use of barrier-free architecture in new housing development.
- 4.8 Support the efforts of non-profit organizations providing information, counseling and arbitration on fair housing laws and landlord-tenant laws.
- 4.9 Continue to enforce provisions of the ordinance limiting conversion of apartments to condominiums.
- 4.10 Support local, non-profit agencies in and near Arcadia that serve the homeless.
- 4.11 Consider allowing shelters, counseling centers and other services for the homeless to operate in Arcadia with a conditional use permit. Many multiple family units could, through the conditional use permit process, be used for group housing quarters. The City does not have any special requirements for transitional housing or shelter with the exception of the requirement for a conditional use permit. All of the cities multiple-family housing is convenient to public transportation.
- 4.12 Continue participation in the Section 8 Existing Housing Rental Assistance program, under contract with the Los Angeles County Housing Authority.

Action Programs

- 4.1 Adopt a Density Bonus Ordinance in accordance with State Government Code Section 65915.

Responsible Agency: Arcadia Planning Department
Schedule: 1991-92

- 4.2 Investigate the adoption of regulations which require "x" amount of new multiple-family units to be handicap accessible.

Responsible Agency: Arcadia Planning Department
Schedule: 1991-92

- 4.3 Continue to work with the Hollywood-Wilshire Fair Housing Foundation to promote fair housing practices in Arcadia.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

- 4.4 Compile information and referral resource list of organizations in the area that assist the homeless (including those in danger of becoming homeless). This list will be made available at City Hall and to other non-profit agencies and the police and fire departments.

Responsible Agency: Arcadia Senior Citizen Services
Schedule: 1991

- 4.5 Allow non-profit organizations that provide services to the homeless (including shelters) to locate in the commercial and industrial areas of Arcadia with a conditional use permit.

Responsible Agency: Arcadia Planning Department
Schedule: 1991-92

- 4.6 Enforce the City's subdivision regulations which limit conversion of apartments to condominiums.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

- 4.7 Continue participation with the Los Angeles Housing Authority in providing Section 8 rental assistance.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

- 4.8 Allow shelters, group quarters, transition housing and other services for the homeless to operate in Arcadia with an approved conditional use permit.

Responsible Agency: Arcadia Planning Department
Schedule: 1991

- 4.9 Review City code requirements to determine if there is a means to encourage innovative low and moderate income housing types.

Responsible Agency: Arcadia Planning Department
Schedule: 1992

- 4.10 Continue supporting the efforts of non-profit organizations providing information, counseling and referrals for homeless and low and moderate income persons.

Responsible Agency: City
Schedule: On-going program

Goal 5 Reduce residential energy and water use to decrease housing costs and conserve resources.

Objectives

- 5.1 Promote public awareness of available water and power conservation measures, programs and improvements.

Policies

- 5.1 Promote solar access for new residential projects to encourage the use of passive solar systems.
- 5.2 Promote water and power saving fixtures and drought resistant landscaping.

Action Programs

- 5.1 Continue campaigning in the paper, the City newsletter, and other available resources, ways in which to conserve water.

Responsible Agency: Arcadia Water Division
Schedule: On-going program

Goal 6 Alleviate governmental constraints to the maintenance, improvement and development of affordable and accessible housing.

Objectives

- 6.1 Adopt a Density Bonus Ordinance in accordance with Government Code Section 65915.
- 6.2 Determine which code sections may appropriately be granted modifications in conjunction with a density bonus to facilitate the construction of affordable housing.

- 6.3 Study criteria which may encourage the development of mixed use projects in the Baldwin Avenue/Duarte Road, and the Downtown (East Huntington Drive) areas.
- 6.4 Provide the personnel necessary to efficiently administer housing programs.

Policies

- 6.1 Promote housing which meets the special needs of the handicapped and elderly populations.
- 6.2 Encourage Planned Unit Developments that provide for the appropriate and efficient development of large isolated single-family lots.
- 6.3 Review building and development requirements and standards and modify those found to be unnecessary or excessive and reduce processing times for low income housing projects.

Action Programs

- 6.1 Grant density bonuses to developers who provide at least 25% of units in a housing project greater than five units for low-moderate income households, or at least 50% for the elderly.

Responsible Agency: Arcadia Planning Department
Schedule: 1992

- 6.2 Provide incentives for the construction of low and moderate income housing by waiving building permit fees and park and recreation fees, and reducing the plan check processing time and granting appropriate modifications to the zoning ordinance relating to parking, density and open space.

Responsible Agencies: Arcadia Building and Planning Department
Schedule: Can be implemented immediately

Goal 7 Development of additional senior citizen housing.

Objectives

- 7.1 Adopt a Density Bonus Ordinance in accordance with Government Code Section 65915.

- 7.2 Determine which code sections may appropriately be granted modifications in conjunction with a density bonus to facilitate the construction of affordable housing.
- 7.3 Study criteria which may encourage the development of mixed use projects in the Baldwin Avenue/Duarte Road, and the Downtown (East Huntington Drive) areas.

Policies

- 7.1 Provide the personnel necessary to efficiently administer housing programs.
- 7.2 Consider the utilization of Federal and State housing programs whenever available.
- 7.3 Encourage the participation of private entities in attaining this goal.
- 7.4 Encourage the provision and continued availability of a range of housing opportunities throughout the community.
- 7.5 Promote housing which meets the special needs of the handicapped and elderly populations.

Action Programs

- 7.1 Work with developers, State and Federal Agencies to encourage the construction of Senior Citizen Housing.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

- 7.2 Voters in 1980 approved the construction of 175 units of low income senior citizen/handicap housing. 100 units have been constructed. The City will continue to encourage interested developers to look into the construction of the additional 75 units.

Responsible Agency: Arcadia Planning Department
Schedule: On-going program

CITIZEN PARTICIPATION

The City has encouraged public participation by advertising in the local newspaper as well as other newspapers serving the area, special press releasing, posting a notice at the Public Library. sending notices to all homeowners associations within the City, the Chamber of Commerce, service organizations, the school district offices, participants at Planning Commission public hearings, and adjoining cities. Copies

of the Draft Housing Element is also available at the City Library and the City Planning Department. A total of four public hearings have been held before the Planning Commission and City Council.

INTERNAL CONSISTENCY

The Housing Element is most affected by the development policies contained in the Land Use Element which establishes the location, type, intensity and distribution of land uses throughout the City. The Land Use element identifies the areas and densities for housing types within the community. The range of residential densities facilitates housing opportunities for those who choose to work and or reside in the community.

The Circulation Element is closely related to the Land Use Element to assure that the volumes and types of traffic along each corridor are compatible with adjacent land uses such as housing. The Circulation Element encourages working with regional planning agencies in evaluating the best possible locations for transportation terminals that would serve Arcadia residents. The developed character of the community will result in no additions or alterations to the Circulation Element from the implementation of the policies and programs contained in the Housing Element.

The Noise Element contains policies aimed at reducing the impacts of urban noise on residents and workers in the City. Sources of noise include freeway and arterial traffic, construction equipment and air craft. Residential development in areas with high noise impacts is discouraged unless adequate noise attenuation features are included. Special construction methods or increased landscaping to reduce noise impacts create a more satisfying living environment but also add to the cost of housing.

Policies contained in the Open Space and Conservation Element call for the preservation and protection of the City's natural environment through conservation of significant open space and park areas and restricted development in hillside areas. These policies affect both the amount of land available for housing by designating permanent open space areas and the cost of housing by requiring development fees for the acquisition and maintenance of recreational facilities.

The Parks and Recreation Elements is related to the Housing Element in that it identifies bikeways and recreation opportunities for residents within the City. Nearly all residential areas of the City are within one-half mile walking distance from parking facilities.

The Safety Element identifies geologic and flood hazards in the City. Although development within an identified hazard area is not prohibited altogether, special construction techniques may be required to ensure that structures will remain safe in the event of a disaster. The Raymond Hill fault system which extends through

the city requires special geologic studies before development of multiple-family dwellings is allowed in proximity to said fault. The aforementioned actions add to the cost of housing; however, they are required if the City is to comply with State law and to provide an acceptable level of public safety.

HOUSING ELEMENT

EXHIBIT A

PLANNING DIVISION FEES

December 4, 1990

PLANNING DEPARTMENT SERVICE FEE

APPLICATION	FEE
General Plan Amendment	\$885
Text Amendment	\$1,070
Zone Change	\$949
Variance/Conditional Use Permit	
Under 5,000 sq. ft.	\$ 532
5,000 - 9,999	619
10,000 - 14,999	706
15,000 - 24,999	793
25,000 - 34,999	880
35,000 - 44,999	967
45,000 - 54,999	1,054
55,000 - 64,999	1,141
65,000 - 74,999	1,228
75,000 - 84,999	1,315
85,000 and over	1,402
*Properties with multiple use - fee is based on square footage of proposed use including required parking computed at 350 square feet per required space.	
Extension Request	\$50
Revisions to approved variance/conditional use permit	\$532
Appeal (City Council)	\$227
Tentative Map	\$1,284+
	\$78/lot
Extension Request	\$50
Tentative Parcel Map	\$848
Extension Request	\$50
Appeal (City Council)	\$227
Parcel Map Waiver	\$263

PLANNING DEPARTMENT SERVICE FEE
(Continued)

APPLICATION	FEE
Administrative Modification	\$ 56
Appeal (Modification Committee)	184
Appeal (Planning Commission)	272
Appeal (City Council)	184
Modification (Modification Committee)	\$ 184
Appeal (Planning Commission)	272
Appeal (City Council)	184
Extension Request	50
R-2 and R-3 Modification (Planning Commission)	\$ 788
Appeal (City Council)	184
Extension Request	50
Reprocessing Fees - to be determined by the Planning Director	
Geologic Study Deposit	\$ 500
Zoning Map, General Plan Map & Miscellaneous Maps	\$ 2.75/map
Census Information	\$ 2.75/packet
Copies	.25/page

EIR/Geologic Account No. 714-220-0000-2272

Effective 9/4/90
Resolution 5544

**ARCHITECTURAL DESIGN REVIEW
FEE SCHEDULE**

TYPE OF REVIEW	DEPOSIT*
Alterations and additions to existing buildings	\$ 150.00
Review of plans for proposed new buildings	\$ 200.00
Sign Review	\$ 45.00
Appeal to Planning Commission	\$ 230.00
Planning Commission Appeal filed in conjunction with another appeal pertaining to the same project	\$ 115.00
Appeal to City Council	\$ 156.00
City Council Appeal filed in conjunction with another appeal pertaining to the same project	\$ 78.00

Monies to be deposited to account **714-220-0000-2278.**

HOUSING ELEMENT

EXHIBIT B

BUILDING DIVISION FEES

December 4, 1990

FEE SCHEDULE EFFECTIVE SEPTEMBER 3, 1990
RESOLUTION NO. 5545

The fee for filing an application for a variance to the Codes shall be \$268.90.

BUILDING PERMIT FEES

<u>Total Valuation</u>	<u>Fee</u>
Issuing Fee	\$30.70
\$1.00 to \$500.00	\$31.00
\$501.00 to \$2,000.00	\$31.00 for the first \$500.00 plus \$3.20 for each additional \$100.00 or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$79.00 for the first \$2,000.00 plus \$12.75 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$372.25 for the first \$25,000.00 plus \$9.70 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
\$50,001 to \$100,000.00	\$614.75 for the first \$50,000.00 plus \$6.35 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00
\$100,001 and up	\$932.25 for the first \$100,000.00 plus \$5.30 for each additional \$1,000.00 or fraction thereof.

OTHER INSPECTIONS

- | | | |
|----|---|---------|
| 1. | For an extra inspection made necessary due to work not being being ready at the time specified or due to work not corrected after prior written notice. | \$43.00 |
|----|---|---------|

2. For inspection for which no fees are herein prescribed and for emergency inspections. \$43.00
 For the time consumed per hour \$21.50
 With a minimum charge of 1/2 hour

PLAN REVIEW FEES

When the valuation of proposed construction exceeds five hundred dollars (\$500.00) and a plan is required to be submitted by Subsection (b) of Section 302, a plan review fee equal to 65 percent of the building permit fee shall be paid at the time of submitting plans and specifications for review.

In addition, when plans are required to be checked for compliance with the State Energy Conservation Regulations an energy plan review fee equal to 20 percent of the building permit fee shall be paid at the time of submitting the plans and specifications for review.

GRADING PLAN CHECKING FEE

Volume	Fee
50 cubic yards or less	\$30.70
51 to 100 cubic yards	\$38.35
101 to 1,000 cubic yards	\$46.00
1,001 to 10,000 cubic yards	\$53.75
10,001 to 100,000 cubic yards	\$53.75 for the first 10,000.00 cubic yards plus \$21.50 for each additional 10,000 cubic yards or fraction thereof.
100,001 to 200,000 cubic yards	\$247.25 for the first 100,000.00 cubic yards plus \$12.90 for each additional 10,000 cubic yards or fraction thereof.
200,001 cubic yards or more	\$376.25 for the first 200,000.00 cubic yards plus \$6.50 for each additional 10,000 cubic yards or fraction thereof.

Additional plan review required by changes, additions or revisions to approved plans (minimum charge - 1/2 hour): \$43.00/hour

GRADING PERMIT FEE

<u>Volume</u>	<u>Fee</u>
Issuing Fee	\$30.70
50 cubic yards or less	\$32.20
51 to 100 cubic yards	\$38.50
101 to 1,000 cubic yards	\$38.50 for the first 100 cubic yards plus \$15.20 for each additional 100 cubic yards or fraction thereof.
1,001 to 10,000 cubic yards	\$175.30 for the first 1,000 cubic yards plus \$12.95 for each additional 100 cubic yards or fraction thereof.
10,001 to 100,000 cubic yards	\$291.85 for the first 10,000.00 cubic yards plus \$58.25 for each additional 10,000 cubic yards or fraction thereof.
100,001 cubic yards or more	\$829.05 for the first 100,000.00 cubic yards plus \$32.40 for each additional 10,000 cubic yards or fraction thereof.

OTHER INSPECTIONS

- | | | |
|----|--|---------|
| 1. | For an extra inspection made necessary due to work not being
being ready at the time specified or due to work not corrected
after prior written notice | \$43.00 |
| 2. | For inspection for which no fees are herein prescribed
and for emergency inspections: | |
| | For the time consumed per hour | \$43.00 |
| | With a minimum charge 1/2 hour | \$21.50 |

PLUMBING PERMIT FEES

PERMIT ISSUANCE

- | | | |
|----|---|---------|
| 1. | Permit issuance fee for each permit | \$30.70 |
| 2. | Where additional fixtures, or equipment have not been included in the original permit, a supplemental permit fee is required. | \$10.75 |

UNIT FEE SCHEDULE

- | | | |
|-----|--|---------|
| 1. | For each plumbing fixture or trap or set of fixtures on one trap (including water, drainage piping, and backflow protection therefor). | \$8.65 |
| 2. | For each building sewer and each trailer park sewer | \$21.50 |
| 3. | Rainwater systems - per drain (inside building) | \$8.65 |
| 4. | For each cesspool (where permitted) | \$32.40 |
| 5. | For each private sewage disposal system | \$64.65 |
| 6. | For each water heater and/or vent | \$10.75 |
| 7. | For each gas piping system of one to five outlets | \$10.75 |
| 8. | For each gas piping system over five outlets, per outlet | \$2.15 |
| 9. | For each industrial waste pretreatment interceptor, including its trap and vent, excepting kitchen-type grease interceptors functioning as fixture traps | \$17.25 |
| 10. | For installation, alteration, or repair of water piping and/or water treating equipment each | \$8.65 |
| 11. | For repair or alteration of drainage or vent piping, each fixture | \$8.65 |
| 12. | For each lawn sprinkler system on any one meter including backflow protection devices therefor | \$13.00 |
| 13. | For atmospheric-type vacuum breakers not included in Item 1: | |
| | 1-5 | \$10.75 |
| | Over 5, each | \$ 2.15 |

- | | | |
|-----|---|---------|
| 14. | For each backflow protective device other than atmospheric-type vacuum breaker: | |
| | 2 inches and smaller | \$10.75 |
| | over 2 inches | \$21.50 |
| 15. | For each swimming pool piping (including spas and hot tubs) | \$21.50 |
| 16. | For each swimming pool "P" trap | \$ 8.65 |
| 17. | For each swimming pool, spa and hot tub water heater (including gas piping) | \$32.40 |
| 18. | For each sewer cap and/or cesspool fill | \$10.75 |
| 19. | For each sewer connection on property (including each dwelling unit in a multiple-family development) | \$21.50 |

OTHER

- | | | |
|----|--|---------|
| 1. | For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice | \$43.00 |
| 2. | For inspection of plumbing facilities for which no fees are herein prescribed and for emergency inspections | |
| | For the time consumed per hour | \$43.00 |
| | With a minimum charge 1/2 hour | \$21.50 |

PLUMBING PLAN CHECKING FEES

For plumbing plans which require plan checking , a plan checking fee equal to 65% of the plumbing permit fee shall be paid to the Building Official at the time plans are submitted for plan check.

ELECTRICAL PERMIT FEE

PERMIT ISSUANCE

- | | | |
|----|--------------------------------------|---------|
| 1. | For the issuance of each permit | \$30.70 |
| 2. | For issuing each supplemental permit | \$10.75 |

SERVICES

- | | | |
|----|--|----------|
| 1. | For residential service of 600 volts or less and not over 400 amps in rating, including one meter each | \$10.75 |
| 2. | For one commercial service 200 amps or less, including one meter each | \$21.50 |
| 3. | For each commercial service 200 amps to 1,000 amps, including one meter each | \$43.00 |
| 4. | For commercial services over 600 volts or over 1,000 amps in rating, including one meter each | \$107.85 |
| 5. | For each additional meter | \$10.75 |
| 6. | For each distribution panel | \$10.75 |

NEW RESIDENTIAL CONSTRUCTION

In addition to the fees for permit issuance and services as outlined above:

- | | | |
|----|---|--------|
| 1. | For each new single, duplex and multiple family dwelling for each square foot of gross floor area | \$.03 |
| 2. | For buildings accessory to new residential buildings constructed in conjunction with those residential buildings for each square foot of gross floor area | \$.02 |

OTHER CONSTRUCTION

- | | | |
|----|--|---------|
| 1. | For receptacle, switch, lighting outlets | |
| | First 20 each | \$ 1.06 |
| | Additional each | \$.70 |
| 2. | For lighting fixtures, sockets or other lamp devices | |
| | First 20 each | \$ 1.06 |
| | Additional each | \$.70 |

3.	For pole or platform mounted lighting fixtures such as tennis courts, parking lot standards and walkway lighting fixtures	
	First 6 each	\$ 4.30
	Additional each	\$ 2.15
4.	For fixed residential appliances not exceeding 1 hp, kw or kva each	\$ 4.30
5.	For fixed factory wired non-residential appliances not exceeding 1 hp, kw or kva each	\$ 4.30
6.	For residential, commercial or industrial 220 or 240 volt receptacle each	\$ 4.30

NOTE: For other types of air conditioners and other motor driven appliances having larger electrical rating, see POWER SCHEDULE.

POWER SCHEDULE

For motors, generators, transformers, rectifiers, converters, capacitors and other motor driven appliances such as heating, air conditioners, and cooling and baking equipment:

Rating in hp, kw, kva or kvar:

1.	Up to and including 1 each	\$ 5.40
2.	Over 1 and not over 10 each	\$10.75
3.	Over 10 and not over 50 each	\$27.00
4.	Over 50 and not over 100 each	\$53.85
5.	Over 100 each	\$86.25

NOTE: For equipment having more than one motor, transformer, heater, etc., the sum of the combined ratings may be used.

NOTE: These fees include all switches, circuit breakers, contractors, thermostats, relays and other directly related control equipment.

BUSWAYS

For trolley and plug-in busways - each 100 feet or fraction thereof	\$6.50
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SIGNS

Signs, outline lighting and marquees

- | | | |
|----|--|---------|
| 1. | For one sign and one branch circuit each | \$43.00 |
| 2. | For additional branch circuits each | \$4.30 |

CARNIVALS, CHRISTMAS TREE LOTS, SALES LOT, ETC.

- | | | |
|----|---|---------|
| 1. | For electric generators and electrically driven rides each | \$10.75 |
| 2. | For mechanically driven rides and walk through attractions with lighting each | \$5.40 |
| 3. | For arena and booth lighting each | \$5.40 |
| 4. | For Christmas tree lots, sales booths, etc., each | \$21.50 |

TEMPORARY POWER

- | | | |
|----|---|---------|
| 1. | For temporary service pole or pedestal installed in conjunction with temporary buildings each | \$43.00 |
| 2. | For temporary service pole and one distribution system for construction sites each | \$21.50 |
| 3. | For additional distribution panels installed in conjunction with temporary power poles each | \$10.75 |

SWIMMING POOLS, SPAS, HOT TUBS, ETC.

- | | | |
|----|---|---------|
| 1. | For not more than one sub panel, three motors, integral lighting fixtures and all wiring and lighting for operation of same | \$53.85 |
|----|---|---------|

NOTE: For additional electrical outlets or equipment, see OTHER CONSTRUCTION or POWER SCHEDULE

OTHER INSPECTION

- | | | |
|----|---|---------|
| 1. | For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice each | \$43.00 |
| 2. | For inspection of electrical equipment for which no fees are herein prescribed and for emergency inspections for the time consumed | |
| | Per hour | \$43.00 |
| | With a minimum charge of 1/2 hour | \$21.50 |

ELECTRICAL PLAN CHECKING FEES

When service switch size exceeds 400 amps or 300 volts or when connected load exceeds 400 amps, a plan checking fee equal to 65% of the electrical permit fee shall be paid to the Building Official at the time plans are submitted for plan check.

ANNUAL ELECTRICAL MAINTENANCE PERMIT	\$60.35
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NOTE: Maintenance permits are only issued to manufacturing plants, commercial establishments, hospitals and similar occupancies having duly licensed journeymen electricians as permanent employees.

This annual permit does not absolve the organization from any fees, inspections or other requirements of this Code as pertains to electrical installations.

MECHANICAL PERMIT FEES

PERMIT ISSUANCE

- | | | |
|----|--------------------------------------|---------|
| 1. | For the issuance of each permit | \$30.70 |
| 2. | For issuing each supplemental permit | \$10.75 |

UNIT FEE SCHEDULE

- | | | |
|----|---|---------|
| 1. | For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, up to and including 100,000 Btu/h | \$13.00 |
| 2. | For the installation or relocation of each forced-air or gravity-type furnace or burner, including ducts and vents attached to such appliance, over 100,000 Btu/h | \$16.25 |
| 3. | For the installation or relocation of each floor furnace, including vents | \$13.00 |

4.	For the installation or relocation of each suspended heater, recessed wall heater or floor mounted unit heater	\$13.00
5.	For the installation, relocation or replacement of each appliance vent installed and not included in an appliance permit	\$6.50
6.	For the repair of, alteration of, or addition to each heating appliance refrigeration unit, cooling unit, absorption unit, or each heating, cooling, absorption or evaporative cooling system, including installation of controls regulated by this code.	\$13.00
7.	For the installation or relocation of each boiler or compressor to and including 3 horsepower , or each absorption system to and including 100,000 Btu/h.	\$13.00
8.	For the installation or relocation of each boiler or compressor over 3 horsepower to and including 15 horsepower or each absorption system over 100,000 Btu/h and including 500,000 Btu/h	\$23.75
9.	For the installation or relocation of each boiler or compressor over 15 horsepower to and including 30 horsepower or each absorption system over 500,000 Btu/h to and including 1,000,000 Btu/h	\$32.40
10.	For the installation or relocation of each boiler or compressor over 30 horsepower to and including 50 horsepower or each absorption system over 1,000,000 Btu/h to and including 1,750,000 Btu/h	\$48.60
11.	For the installation or relocation of each boiler or compressor over 50 horsepower each absorption system over 1,750,000 Btu/h	\$80.95
12.	For each air-handling unit to and including 10,000 cubic feet per minute , including ducts attached thereto	\$9.70

NOTE: This fee shall not apply to an air-handling unit which is a portion of a factory assembled appliance, cooling unit, evaporative cooler or absorption unit for which a permit is required elsewhere in this code.

13.	For each air-handling unit over 10,000 cfm	\$16.25
14.	For each evaporative cooler other than portable type	\$9.70
15.	For each ventilation fan connected to a single duct	\$6.50
16.	For each ventilation system which is not a portion of any heating	\$9.70

or air conditioning system authorized by a permit

- | | | |
|-----|--|---------|
| 17. | For the installation of each hood which is served by mechanical exhaust, including ducts for such hood | \$9.70 |
| 18. | For the installation or relocation of each domestic-type incinerator | \$16.25 |
| 19. | For the installation or relocation of each commercial or industrial-type incinerator | \$64.65 |
| 20. | For each appliance or piece of equipment regulated by this code but not classed in other appliance categories, or for which no other fee is listed in this Code. | \$9.70 |

OTHER INSPECTIONS

- | | | |
|----|---|---------|
| 1. | For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice each | \$43.00 |
| 2. | For inspecting for which no fees are herein prescribed and for emergency inspection: | |
| | For the time consumer per hour | \$43.00 |
| | With a minimum charge 1/2 hour | \$21.50 |

MECHANICAL PLAN CHECKING FEES

For mechanical plan which require plan checking, a plan checking fee equal to 65% of the mechanical permit fee shall be paid to the Building Official at the time plans are submitted for plan check.

RELOCATION EXAMINATION Relocation examination fee shall be **\$10.75** for each **one hundred (100) square feet or fraction thereof of floor space**, whether usable or not, contained within the building proposed to be relocated.

RELOCATION PERMIT Relocation permit fee shall be **\$17.25 per one thousand dollars (\$1,000.00)** valuation, or fraction thereof, of the building to be relocated. For the purpose of computing such fee, valuation shall include the reasonable cost of moving such structure and the reasonable value of all new construction, alterations, additions, repairs, replacements and foundations in connection therewith.

REMOVAL PERMIT (EXPORT) The fee for filing an application for a removal permit shall be **\$226.40**. (Route inspection fee and owner and mover bonds shall also be collected).

DEMOLITION PERMIT The fee for filing an application for a demolition permit shall be as set forth in the following schedule:

DEMOLITION PERMIT FEE

<u>Square footage of Building</u>	<u>Fee</u>
500 sq. ft. or less	\$ 17.25
501 to 1,000 sq. ft.	\$ 32.40
1,001 to 3,000 sq. ft.	\$ 53.85
3,001 to 10,000 sq. ft.	\$ 75.35
10,001 sq. ft. or more	\$172.52

SIGN PERMIT The fee for filing an application for a sign permit of the same as required for a building of equivalent valuation and shall also include a **plan check fee which shall be 50 percent of the permit fee.**

SWIMMING POOL PERMIT The fee for filing an application for a swimming pool permit shall be the same as required for a building of equivalent valuation. The valuation shall be calculated at the rate of **\$183.40 per perimeter foot** of the swimming pool and/or spa.

OTHER INSPECTIONS

1. For an extra inspection made necessary due to work not being ready at the time specified or due to work not corrected after prior written notice. \$43.00
2. For inspection for which no fees are herein prescribed and for emergency inspections:
For the time consumed per hour each \$43.00
With a minimum charge of 1/2 hour \$21.50

CITY OF ARCADIA

**OPEN SPACE AND
CONSERVATION ELEMENT**

Adopted
December 4, 1990

OPEN SPACE AND CONSERVATION ELEMENT

INTRODUCTION AND BACKGROUND

Since 1970 the State has required the Open Space Element and the Conservation Element. Section 65560(b) of the Government Code defines open space as "any parcel or area of land or water which is essentially unimproved and devoted to an open space use." The Conservation Element addresses "the conservation, development and utilization of natural resources" as specified by Section 65302 (f) of the Government Code. Because the issues considered by these elements often overlap, the elements are frequently combined in a single-document to eliminate redundancy.

The purpose of the Open Space Element is to designate open space land for the following uses:

- Open space for the preservation of natural resources such as animal and plant life and ecological areas.
- Open space for the managed production of resources such as agricultural land areas or major mineral deposits.
- Open space for outdoor recreation such as areas particularly suited for park and recreation purposes.
- Open space for public health and safety such as areas which require special management or regulation because of hazardous conditions including earthquake fault zones and unstable soil areas.

The purpose of the Conservation Element is to identify areas that should be preserved for the "conservation, development, and utilization of natural resources including water and its hydraulic force, forest, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources."

The Open Space and Conservation Element is most closely related to the Parks and Recreation Element. Areas designated as open space for park and recreation purposes are discussed in greater detail in the Parks and Recreation Element. Areas designated in the Open Space and Conservation Element as open space for conservation purposes or for public health and safety also are designated as open space in the Land Use Element. The Safety Element also addresses areas that should remain in open space for protection against flooding or seismic hazards.

FINDINGS AND CONCLUSIONS

1. Although the City of Arcadia is fully urbanized, the amount of open space is substantial. Open space for parklands is discussed in detail in the Parks and Recreation Element.
2. The City has a bikeway system which covers 35 miles. There is also a County bikeway which extends south from Live Oak Avenue into the City of El Monte. An equestrian trail extends from Foothill Boulevard along the Santa Anita Wash to the City 3-par Golf Course.
3. There is no commercially productive timber, water, mineral or agricultural resources within the City limits.
4. Arcadia has no designated scenic highways.
5. Two areas of the City are utilized for water conservation purposes. The flood control debris disposal area, located south of Wilderness Park and north of Oakglen Drive consists of 197 acres which are undeveloped except for flood control facilities. The flood control area is used for a debris disposal site for the silt removed from behind Santa Anita Dam, a settling basin for the control and diversion of rain water.
6. The Peck Road spreading basin consists of 124 acres used by the Los Angeles Flood Control District for water conservation. The spreading basin is periodically inundated by rain water, fed into this area from the Santa Anita and Sawpit washes. Water also may be fed through a by-pass which runs from the Santa Fe Dam to the Sawpit wash and then to the spreading basin. Water collected in the spreading basin percolates into the ground thereby acting as a groundwater recharge area.
7. Wilderness Park and the Foothills area contain various species of indigenous vegetation. The dominant vegetative community is Coastal Sage Scrub Chaparral. Many species of mammals, birds, reptiles, and amphibians utilize this habitat. The City of Arcadia has designated Wilderness Park as a Wildlife Sanctuary.
8. The 127 acre Los Angeles State and County Arboretum contains numerous species of plant life. The grounds of the Arboretum also contain exhibits and buildings representative of California's early heritage including: the Hugo Reid Adobe (1839), the E. J. "Lucky" Baldwin Coach Barn (1879), Queen Anne Cottage (1881) and the Santa Anita railroad depot.

ISSUES AND OPPORTUNITIES

Issues

1. It is most important to maintain the groundwater recharge area to provide an adequate supply of lower cost water for use by Arcadia area citizens.
2. Portions of the hillside have the potential for residential development. Impact to the natural topography should be minimized through the application of special development standards.

Opportunities

1. The acquisition of Clamshell Canyon, adjacent to Wilderness Park, has increased the amount of undeveloped open area.

GOALS AND OBJECTIVES

The following goals and objectives provide guidelines for the conservation of open space and the management of natural resources.

Goals

1. To provide for the preservation, conservation and utilization of open space lands and natural resources to maintain and enhance the quality of the environment.

Objectives

1. To identify open space lands and natural resources and their potential uses which would be consistent with their preservation and conservation value.
2. To establish appropriate standards and criteria for the use of open space lands and natural resources.
3. To develop an implementation program which will ensure the preservation and conservation of open space lands and natural resources.

IMPLEMENTATION MEASURES

The following policies and action programs implement the open space and conservation goals and objectives of the City of Arcadia.

Policies

1. Protection of the wildlife and vegetation within Wilderness Park which are community assets.
2. The City Council should review proposed physical changes to the Arboretum facilities or their uses to ensure that such changes are consistent with the use of the property designated by the General Plan.
3. Protect the ground water recharge areas to ensure an adequate water supply for the City of Arcadia.
4. A landfill has been proposed at a former gravel extraction area in the south-eastern portion of the City. If this proposal is eventually implemented, use of the site would be limited to an Unclassified landfill to protect ground water quality. This type of landfill accepts only inert, non-hazardous materials.

Action Programs

1. The City has designated Wilderness Park as a Wildlife Sanctuary and has appointed a Nature Coordinator to supervise programs at this facility.
2. The City has an R-M (Residential-Mountainous) zone which regulates development in the hillsides. Hillside Grading regulations have been adopted as part of the Uniform Building Code.
3. Resource conservation areas are designated as Open Space on the City's Land Use Element.
4. The City has adopted an Urban Water Management Plan. This document outlines water conservation policies and procedures to be implemented by the City.

INTERNAL CONSISTENCY

Open space for parklands is identified in the Land Use, Parks and Recreation and Open Space and Conservation Elements. Bikeways and equestrian trails, which provide recreation opportunities are part of the City's transportation network and are identified in the Circulation Element.

CITY OF ARCADIA

**PARKS AND RECREATION
ELEMENT**

Adopted
December 4, 1990

PARKS AND RECREATION ELEMENT

INTRODUCTION AND BACKGROUND

The Parks and Recreation Element is an optional element of the Arcadia General Plan. In September 1984, Assembly Bill Number 2038 was approved, which authorized the inclusion of elements beyond those mandated by State Law.

"The General Plan may include any other subjects which, in the judgment of the legislative body, relate to the physical development of the City." (Section 65303)

The purpose of the Parks and Recreation Element is to establish a method for the community to decide upon its recreational needs and to develop implementation programs for meeting these needs. The State Office of Planning and Research defines recreational facilities to encompass the following: scenic highways, parkways, riding and hiking trails, community gardens, passive recreational facilities, playgrounds, parks, active recreational facilities and indoor fitness facilities.

This element of the General Plan is highly related to the Land Use, Circulation and Open Space Elements. The Land Use Element designates provisions for recreational facilities in residential areas. Local parks and facilities are an important support facility for residential land uses. The City's existing and developing land use patterns have a direct influence on the placement, size and type of recreational facilities developed. Community or regional recreation facilities are appropriate uses for areas which require low intensity development such as environmentally sensitive areas.

Recreation planning relates to a City's circulation system in two ways. First, user accessibility is important, especially for locally oriented facilities. Groups such as the elderly, the poor, and the young have limited mobility. While regional facilities must be planned to accommodate vehicular access (including automobiles, public transportation and bicycles), local facilities should be placed near the user's point of origin (residential areas, schools), and in an accessible area. Heavily trafficked streets and topographic barriers should be avoided.

Second, while bicycle routes and paths are part of the City's recreational network, they are also an important segment of the City's circulation system. Existing and future bike routes should be integrated into the major circulation network to provide access to major destination points and to insure maximum safety.

Many recreational uses are appropriate for or can be made compatible with areas earmarked for conservation or open space. In fact, most non-intensive recreational facilities are classified as open space.

FINDINGS AND CONCLUSIONS

This section summarizes the principal findings and conclusions concerning parks and recreation services, facilities and programs in the City. The statistical data on parks and recreation facilities are contained at the end of this Section.

1. Arcadia's bikeway system, established in 1970, comprises four interconnecting loops totalling 35 miles. The bikeways serve as links between major shopping, recreation, civic and educational facilities.
2. The City also has an equestrian trail which parallels the Santa Anita Wash from the Los Angeles County Flood Control facility to the City 3 par Golf Course.
3. Arcadia has no scenic highways or community gardens (i.e., areas set-aside for small garden plots).
4. The category of passive recreational facilities includes community centers, botanical gardens and arboretums, local cultural or historical resources and museums. The Los Angeles State and County Arboretum, located in the City of Arcadia, encompasses 127 acres. This passive recreational facility contains demonstration home gardens, research laboratories, a nature museum, specialty gardens, historic structures and a historical museum.
5. There are 579 acres in Arcadia devoted to recreation use. This figure includes 360 acres of regional recreation areas. The size and number of facilities at each location are listed in Tables VIII-I through VIII-V at the end of this section. City parks are shown on the Parks and Recreation Map.
6. All facilities for athletic programs are heavily utilized. The Civic Center Athletic Field is used extensively during soccer season.
7. The range of Recreation Department programs is described in the Technical Appendix.
8. Playground facilities for recreation programs are provided through a cooperative agreement with the Arcadia School District. The City Recreation Department takes reservations for after-school use of the high school, three junior high schools and six elementary schools. Soccer, baseball, football and softball are played at School District facilities. In addition, the High School gymnasium is used for basketball. School playground areas are shown in Tables VIII-IV and VIII-V.
9. The category of active recreation facilities encompasses golf course and tennis courts. The City of Arcadia has a privately operated 18-hole golf course

located at the County Park and a privately operated 18-hole, 3 -par golf course. Several parks have publicly operated tennis courts (shown in Table VIII-I).

10. Indoor fitness facilities consist of gymnasiums and centers for sports such as body building, aerobics, racquetball and swimming. The High School gymnasium is the only public facility of this kind in the City. As of 1990 there are three privately owned indoor facilities located in the City.

ISSUES AND OPPORTUNITIES

This section summarizes the key issues and opportunities pertaining to the City's park and recreational system. The issues and opportunities are identified on the basis of existing conditions, the previous Parks and Recreation Element, interviews with the staff of the Recreation Department and utilization of existing programs and facilities.

Issues

1. The City Recreation Department administers adult sports' programs and coordinates with the various youth sports' leagues in the City.
2. Due to the strong response to the team sports' programs offered, the City is in need of additional lighted multi-purpose playing fields.
3. There is a lack of available vacant land suitable for park development.
4. The City does not have a cultural and recreational center for use by all age groups.

Opportunities

1. Arcadia Park, which is a County facility, is presently used for City of Arcadia team sports' programs.
2. Residential lots in Arcadia are large, which allows space for private outdoor recreation activities. Many lots are large enough for the construction of swimming pools and/or tennis courts, which lessen slightly the demand for additional public facilities.
3. The County Flood Control property south of Wilderness Park presents an opportunity for expanded recreational facilities. However, in the event of a 100 year storm, the County Flood Control District may need to reclaim the land for flood control purposes.

4. The construction of a multi-purpose community center would increase recreational opportunities for all segments of the community. Services and programs could be offered to the general population.

GOALS AND OBJECTIVES

Goals

1. To provide sufficient park and recreational facilities in appropriate locations for the benefit and enjoyment of all residents.
2. To periodically evaluate park and recreational services and programs to ensure that existing programs and facilities are meeting the needs of the City's population.

Objectives

1. Adopt a park standard which reflects the existing ratio of park acreage per 1,000 population to insure the continued provision of adequate park and recreational facilities.

IMPLEMENTATION MEASURES

The following policies and action programs implement the park and recreational goals and objectives of the City of Arcadia.

Policies

1. Continue to employ high standards of maintenance for the facilities and grounds in public park and open space areas.
2. Cooperate with other cities and the County of Los Angeles in acquisition and development of regional recreational areas.
3. Encourage the use of the bikeways located in the City.
4. Integrate existing and future equestrian trails into the City's recreational network to provide enhanced accessibility to facilities and services.

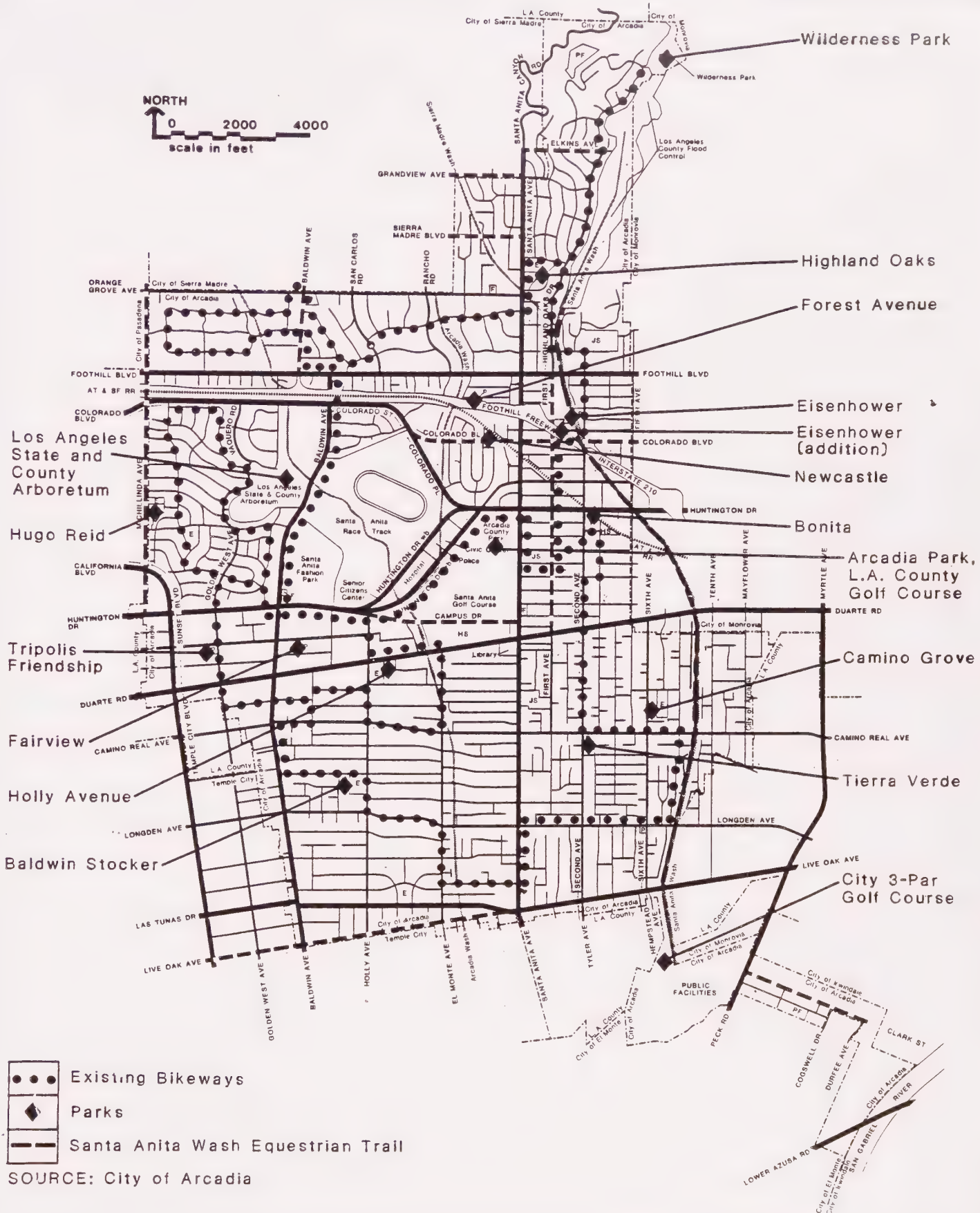
Action Programs

1. Continue to designate in the City's General Plan Land Use Element map all publicly owned recreation areas as "Public Facilities."

2. The Municipal Code designates minimum lot sizes for the various residential zones in order to ensure adequate private open space for outdoor recreation activities.
3. The City has adopted a Property Development Tax program which provides funding for park facilities.
4. The City will continue to utilize capital improvement funds for recreation programs.
5. The City will continue its cooperative arrangement with the School District for the use of school facilities to serve recreation needs.
6. Study methods of financing a multi-purpose center.
7. Encourage shopping centers and other privately owned facilities to provide bicycle racks.
8. Promote bicycle safety through school and service club programs.

INTERNAL CONSISTENCY

Park and recreation areas are designated as Public Facilities on the Land Use Element map and described as open space for outdoor recreation in the Open Space and Conservation Element. The playgrounds located at the school sites in the City also are designated as Public Facilities.



ARCADIA GENERAL PLAN

Parks and Recreation Facilities

PARKS AND RECREATION ELEMENT

EXHIBIT A

TABLES

December 4, 1990

**TABLE VIII-I
CITY OF ARCADIA NEIGHBORHOOD PARKS**

<u>No.</u>	<u>Name</u>	<u>Facilities</u>	<u>Acres</u>
1	Baldwin Stocker Park 422 W. Lemon Ave.	Play area, picnic shelter, large barbecue, ball diamond and basketball courts	1.9
2	Bicentennial Park 6th and Longden Ave.	2 lighted tennis courts, play area, shelter and barbecues	.6
3	Bonita Park 2nd Ave. and Bonita St.	Lighted ball diamond, multi-purpose field, play area, picnic tables and rest rooms	3.8
4	Camino Grove Park 1420 S. Sixth Ave.	3 lighted tennis courts, play area, picnic shelter barbecues, ball diamond and basketball courts	1.8
5	Civic Center Athletic Field 240 W. Huntington Dr.	Multi-purpose athletic field and rest rooms	2.3
6	Eisenhower Memorial Park 2nd Ave. and Colorado Blvd.	Ball diamond, multi-purpose field, picnic shelter, barbecues, rest rooms, play area, horse-shoe pit	4.8
7	Fairview Avenue Park 542 Fairview Ave.	Play area, picnic tables and barbecues	.9
8	Forest Avenue Park 132 W. Forest Ave.	Play area, picnic tables and barbecues	.3
9	Highland Oaks Park 10 W. Virginia Rd.	Play area, picnic shelter, barbecues, multi-purpose field and basketball courts	.9
10	Holly Avenue Park 360 W. Duarte Rd.	2 lighted tennis courts, picnic tables, multi-purpose field and basketball courts	.5
11	Hugo Reid Park Michillinda Blvd. and Hugo Reid Dr.	3 tennis courts, ball diamond and play area	4.4
12	Longden Avenue Park 1179 E. Longden Ave.* *property owned by the City, but located in the County area	Ball Diamond and rest rooms	.3
13	Newcastle Park 143 W. Colorado Blvd.	2 lighted tennis courts, play area, 2 lighted sand volleyball courts, 4 lighted handball courts, picnic tables and barbecues	2.6

TABLE VIII-I
(continued)

<u>No.</u>	<u>Name</u>	<u>Facilities</u>	<u>Acres</u>
14	Orange Grove Park Orange Grove Ave. and Baldwin Ave.	5 tennis courts and picnic tables	1.3
15	Tierra Verde Park 2nd and Camino Real Aves.	2 lighted tennis courts, picnic shelter, play area and barbecues	1.5
16	Tripolis Friendship Park Golden West and Fairview	Play area, picnic shelter and barbecues	.3
TOTAL			28.2

TABLE VIII-II
CITY OF ARCADIA COMMUNITY RECREATION AREAS

<u>No.</u>	<u>Name</u>	<u>Facilities</u>	<u>Acres</u>
17	Wilderness Park 2240 N. Highland Oaks Dr.	Nature center, picnic shelter, kitchen, large barbecue, multi-purpose field, nature trails, braille trail, fire circle and rest rooms *8.5 acres are located within Arcadia, the remaining acres are owned by Arcadia, but located in Monrovia	120.0
18	Par-3 Golf Course 630 E. Live Oak Ave.* *lease of City-owned property	18-hole Par-3 golf course, pro-shop and snack bar	17.5
TOTAL			137.5

**TABLE VIII-III
CITY OF ARCADIA REGIONAL RECREATION AREAS**

<u>No.</u>	<u>Name</u>	<u>Facilities</u>	<u>Acres</u>
19	Arcadia County Park 405 S. Santa Anita Ave.	Outdoor cooking and eating areas, rest rooms, bowling greens, 12 lighted tennis courts, shuffleboard courts, senior citizens meeting house, horseshoe courts, Olympic size swimming pool, 3 lighted baseball diamonds, 2 large group picnic areas and barbecues	41.7
20	Santa Anita Golf Course 405 S. Santa Anita Ave.	18 hole regulation golf course, driving range, pro shop, restaurant and banquet facilities	144.7
21	Peck Road Fishing Park 5401 Peck Rd.	L.A. County Water Conservation Park with Fishing Area, picnic tables and rest rooms	47.1
22	Arboretum 301 N. Baldwin Ave.	Botanical Garden with research, education and historic areas, tram tours, snack bar, gift shop, nature museum, Santa Anita depot, rest rooms	127.0
TOTAL			360.5

**TABLE VIII-IV
CITY OF ARCADIA SCHOOL PLAYGROUND AREAS**

<u>School</u>	<u>Playground Area</u>
Baldwin Stocker Elementary School	3.1
Camino Grove Elementary	3.5
Highland Oaks Elementary	3.4
Holly Avenue Elementary	2.0
Hugo Reid Elementary	2.6
Longley Way Elementary	2.4
Santa Anita Elementary	4.2
Serendipity School (previously Bonita Elementary)*	1.1
TOTAL	22.3

*Unsupervised playground area

TABLE VIII-V
CITY OF ARCADIA SECONDARY SCHOOL PLAYGROUND AREAS

<u>School</u>	<u>Facilities</u>	<u>Playground Area</u>
Arcadia High School	5 lighted tennis courts, 2 25 meter swimming pools, all weather track, basketball courts, ball diamond, multi- purpose fields and football stadium	15.1
Dana Junior High School	Multi-purpose athletic fields, basketball courts and handball courts	5.7
First Avenue Junior High School	Multi-purpose athletic field, basketball courts and handball courts	3.2
Foothill Junior High School	Multi-purpose athletic field, basketball courts, football field and baseball diamond	7.0
TOTAL		31.0

TABLE VIII-VI
LOCAL RECREATIONAL FACILITIES SUMMARY

Type of Facility	Number	Total Acres
Existing Neighborhood Parks	16	28.2
Existing Community Parks	2	137.5
Regional Recreation Areas		
Serving Local Needs	4	360.5
School Playgrounds	12	53.3
TOTAL		579.5

PARKS AND RECREATION ELEMENT

EXHIBIT B RECREATION PROGRAMS

December 4, 1990

RECREATION DEPARTMENT PROGRAMS

Playground Programs

There are six supervised elementary playgrounds whose facilities consist of baseball and softball diamonds, swings and other play equipment, tennis courts, basketball courts and picnic facilities.

These playground facilities are on school property and are open during the school year, weekdays from 2:15 to 4:00 p.m.; and from 9:30 a.m. to 3:30 p.m., Monday through Friday during summer vacation. Activities include arts and crafts, softball, basketball, track and field, flag football, cheer leading, table games, group games and tournaments.

Children's Classes

Children's classes include: art, ballet and tap, baton, bowling, tennis, ceramics, creative dance, crafts, golf, guitar, ju-jutsu, nature, swimming, and tumbling. Classes are generally held after school, in the early evening, or on Saturdays at various school sites.

Teen Activities

Programming for teens includes aerobics, backpacking, badminton, bowling, calligraphy, ceramics, ballet, tap and jazz dance, golf, guitar, ju-jutsu, tennis, swimming, volleyball and dog obedience. Teen activities are usually scheduled in the evenings or on Saturdays at schools or recreation facilities. The Recreation Department also conducts a program of sports training classes each Summer.

Adult Programs

Adult classes include aerobics, backpacking, badminton, ceramics, ladies dance exercise, ballroom dancing, calligraphy, dog obedience, golf, guitar, quilting, square dancing, tap for fitness, tennis, tile painting and volleyball. These activities are usually held at night in school buildings. Adult sports leagues are offered in basketball and slo-pitch softball.

Youth Baseball/Softball

Colt, Pony, Senior Babe Ruth, Metropolitan Stan Musial and Coast, National, Santa Anita and West Arcadia Little Leagues comprised of 1,700 children, make use of the City and County-owned properties for baseball and softball games and practice. City facilities used by these leagues are: Eisenhower Park, Hugo Reid Park, Bonita Park, Longden Park, Baldwin Stocker Park and Longley Way School.

Youth Soccer

Arcadia cooperates with Sierra Madre, Monrovia, Duarte and East Pasadena in the sponsorship of Region 2 of the American Youth Soccer League. More than 2,500 boys and girls ages 5-18 participate.

Camp Programs (Day, Sports and Resident)

Eight weeks of Day Camp for 108 boys and girls per week, are held at Wilderness Park during the summer season. Activities include: games, crafts, hikes, cookouts, swimming, nature lore and picnics. There are also three-day mini-camps at the school sites over Christmas and Spring vacations.

One week of Sports Camp for boys and girls is conducted at Arcadia High School, activities include instruction in fundamentals of football, baseball, basketball, soccer and track.

One week of Resident Camp is conducted at Camp Buckhorn in Idyllwild, California. The camp which accommodates 272 boys and girls is usually held during August each year.

Special Events and Excursions

City-wide Special Events include three Golf Tournaments, a pet show, the Crazy Olympics, a Chalk-In, Dance Recitals, Track meets, sports clinics, a Penny carnival, three basketball contests, a baby show and special holiday events at Halloween, Christmas and Easter.

Bus excursions for children and adults are taken to various points of interest in Southern California all summer and during Christmas and Spring vacation. Recreation Department personnel supervise the youth in attendance. Excursion destinations include: Disneyland, Magic Mountain, Knotts Berry Farm, Universal Studios, Los Angeles Zoo, Laguna Beach, Raging Waters, the Circus and Ice Skating.

Aquatics

During the summer the swimming pools at Arcadia High School are operated by the Arcadia Recreation Department for a ten week period. The Aquatics Program includes 27 hours per week of public recreation swimming. There are five ten-day sessions of swim lessons. Four different levels of swimming are offered at six time periods each session. There is also a Youth Swim Team which meets in the early evening, ten months of the year.

Nature Program

The Nature Program conducted at Wilderness Park includes nature talks, outdoor movies, nature merit badge classes, junior ranger program, public nature walks and special tours for organized groups. A self-guided nature trail, a trail for the blind and a Nature Center with life mount exhibits are all available in Wilderness Park.

Senior Citizen's Program

There are four Senior Citizens Clubs in Arcadia, for those 50 years of age and above. Activities include trips and tours, card games, bridge and piano lessons, movies, shuffle board, choral singing, bingo and exercise classes.

Services include Information and Referral, outreach, legal and para-legal help, driver's license renewal workshops, employment referral, bus discount applications, blood pressure testing, Social Security and Medicare information, veterans benefits, discount and housing. These programs are funded in part by Title III Older Americans Grant and by the City of Arcadia.

A Senior Citizens Commission, consisting of seven citizens appointed by the City Council serves in an advisory capacity to the Council in matters pertaining to programs and activities.

Ground was broken on January 11, 1990 for a 17,000 square foot a multi-purpose senior citizens center. Completion is expected by mid-1991.

CITY OF ARCADIA

SAFETY ELEMENT

Adopted
December 4, 1990

SAFETY ELEMENT

INTRODUCTION

The Safety and Seismic Safety Elements have been required general plan elements since 1971. The Safety Element was required partly in reaction to devastating wildland fires in September and October 1970. The February 1971 San Fernando earthquake prompted the State legislature to pass the requirement for a Seismic Safety Element. In 1984 the legislature consolidated the Seismic Safety and Safety Elements.

In its present form, the Safety Element aims at reducing death, injuries, property damage, and the economic and social dislocation resulting from natural hazards including: flooding; mud slides and soil creep; tsunamis and seiches; land subsidence; earthquakes; avalanches; other geologic phenomena; levees or dam failure; certain types of urban and wildland fires; and building collapse. The element includes the mapping of known seismic and other geologic hazards. It also lists evacuation routes, and minimum road widths and clearances around structures, as they relate to identified fire and geologic hazards.

ISSUES

Seismic Hazards

No area of Los Angeles County is free from the widespread potential for severe ground shaking from a major earthquake. Such an earthquake could occur on any one of several major faults in or near the County. Primary seismic hazards from a major earthquake would be strong to severe ground shaking and potential surface rupturing along or in close proximity to the fault traces. Lesser magnitude earthquakes occurring on local fault traces could cause equally severe damage from ground rupture, ground failure and landslides.

There are four known active faults (movement within the past 11,000 years, and expected to move within the next 100 years) that could affect the City of Arcadia. These faults are the San Andreas, the Sierra Madre, the Raymond Hill, and the Whittier fault. Table 5 in the Technical Appendix sets forth the design magnitudes for the Sierra Madre, Raymond Hill and San Andreas faults and their approximate recurrence intervals. The design earthquakes along the Sierra Madre and Raymond Hill faults would result in more severe ground shaking than from the design earthquake along the San Andreas fault.

A portion of the City is within the Alquist-Priolo Special Study Zone. This zone, established by the State, delineates a corridor an eighth of a mile in width on each side of the Raymond Hill Fault. It extends approximately in line with a line drawn between the intersection of Sunset Boulevard and Michillinda Avenue and the

intersection of First Avenue and Foothill Boulevard. The intent of the Special Study Zone is to avoid, to the extent possible, the construction of structures for human occupancy astride active faults. Persons selling real property must disclose that the property is within the Special Study Zone. Prior to certain development being permitted it must be shown, through geologic investigation, that the proposed project is not located on the fault.

The City has identified the unreinforced non-residential masonry buildings in the community and adopted legislation requiring the mitigation of seismic hazards consistent with the model regulations promulgated by the State Seismic Safety Commission.

Geologic Hazards

Secondary seismic hazards from an earthquake include potential liquefaction for areas along the Raymond Hill fault, and potential landslides in portions of the San Gabriel Mountains.

Flood and Inundation Hazards

Secondary seismic hazards from an earthquake include potential seiching at the Santa Anita Dam, generated by tilting of the ground surface north of the Sierra Madre fault.

Flood hazards which could affect the City of Arcadia include (1) natural floods, (2) mud and debris flow and (3) floods resulting from dam failure.

There are four dams upstream from the City of Arcadia. Depending upon the water level and the nature of the break, dam failure could result in portions of the City and adjoining jurisdictions being inundated. These dams include: (1) the San Gabriel Reservoir, Pasadena; (2) Sierra Madre Dam, Sierra Madre; (3) Santa Anita Dam, Arcadia; and (4) Saw Pit Dam, Monrovia. Based upon current evidence (i.e., dam construction, geologic conditions, earthquake frequency and potential earthquake magnitude) none of these dams are expected to fail.

Natural floods are those which could occur as a result of an intense storm. The most common flood hazards would be flooding resulting from a temporary blockage or inadequate capacity of storm sewers.

Mud and debris flows involve a rapid downslope movement of saturated soil, sub-soil and weathered bedrock, generally originating in hillside areas. Such flows are more likely to occur after a fire in which the removal of vegetation lowers the stability of exposed soils and lessens the water holding capability of the watershed. These mud slides are a potential hazard to homes in the area.

Fire Hazards

Arcadia is primarily a community of homes. Consequently, the majority of all structure fires within the City occur in residential property. The annual fire loss in Arcadia is far below the national average.

The most likely location for the loss of a number of homes during one fire is in the northern portion of the City. This is due to the possibility of a fast moving brush fire sweeping into the community at that point. This is most likely to happen following a period of several days of hot, dry weather accompanied by strong winds. Future hillside developments should take into consideration the potential fire hazards and make use of fire resistant plantings and fire resistant building materials.

There is the possibility of a fire in the residential community due to an aircraft crash. The most likely locations for this to occur are: (1) within the area surrounding Santa Anita Race Track, and (2) within the southeast portion of the City, located near the approach pattern to El Monte Airport.

Hazardous Materials

There are many businesses which use toxic, flammable, and explosive materials. While these materials may be of little danger in controlled daily use, in the event of a major disaster such as an earthquake, they could pose a significant health and/or safety problem. Even certain household products can, under certain conditions, present potential health and/or safety problems.

Emergency Response, Preparedness & Recovery

In 1984, the City constructed a centralized emergency dispatch and emergency operations center adjoining the City's main fire station (Station #1), at 710 South Santa Anita. In the event of a major disaster this location will be activated as the City's Emergency Operations Center (EOC). In the event that this location is not operational, the backup EOC is the City's Police Station at 250 W. Huntington Drive.

The City has additional fire stations located at 630 S. Baldwin Avenue (Station #2), and 79 West Orange Grove Avenue (Station #3).

In the event that all available City response services are unavailable or to provide additional emergency services, the City has mutual aid agreements with the adjacent jurisdictions of Monrovia, El Monte, Pasadena, and the County of Los Angeles.

The City's mutual aid agreements are linked into the State Master Mutual Aid Plan through the Office of Emergency Services. This provides State-wide assistance in the event of a major disaster which is beyond local resources.

In November 1989, in conformance with the State's Emergency Plan and Emergency Resources Management Plan, the City completed the preparation of its Emergency Operations Plan. The Objectives of this plan are to incorporate and coordinate all the facilities and personnel of the City into an efficient organization capable of reacting adequately in the face of any disaster, and to conduct such operations as the nature of the disaster requires.

Arcadia is a fully developed community, and its water supply is sufficient to meet its peak load demand.

The City has sent all its department heads and most mid-management personnel to the California Specialized Training Institutes (the training arm of the State Office of Emergency Services) Earthquake Management Response Program.

The major roadways which might serve as emergency evacuation routes in the event of a disaster include the following;

East-West roadways

- Foothill Freeway
- Foothill Boulevard
- Huntington Drive
- Duarte Road
- Las Tunas Drive (west of Santa Anita Avenue)
- Live Oak Avenue (east of Santa Anita Avenue)

North-South roadways

- Santa Anita Avenue
- Holly Avenue (Huntington Drive to Las Tunas Drive)
- Baldwin Avenue

The Police Department would determine actual evacuation routes after taking into consideration the nature and extent of the disaster, and its actual impact on the roadways both within Arcadia and the adjacent communities.

In a major region wide natural disaster such as a major earthquake, evacuation may not be feasible as the impacts would be widespread.

Potential locations which may obstruct emergency evacuation routes include the following:

- Huntington Drive at Second Avenue may be obstructed by the failure of the overhead railroad bridge.
- Huntington Drive at the Foothill Freeway may be obstructed by the failure of the freeway overpass.

- Santa Anita Avenue at the Foothill Freeway may be obstructed by the failure of the freeway overpass.
- Baldwin Avenue at the Foothill Freeway may be obstructed by the failure of the freeway overpass.
- Santa Anita Avenue at the railroad grade crossing may be obstructed by dislocation of the rails.
- Santa Anita Avenue adjacent to the Town Center may be obstructed by debris from the building.
- The eastbound Foothill Freeway may be obstructed by the failure of the railroad overpass.

There is the potential for every roadway bridge or flood control channel bridge, overpass or underpass to be obstructed. However, it is unlikely that all of them would be impassable. A quick survey would be required to determine the safest evacuation routes.

Research & Safety Information Systems

An important function of this element is to identify safety research needs and opportunities. An important data base is already available within City departments with immediate applications in safety planning and emergency response operations. Better geologic and seismic information, could lead to measures which may reduce loss of life and property damage during emergencies. Improved flood hazard data bases are also necessary. In addition, there is a need to improve hazard prediction and early warning capability.

GOALS AND POLICIES

Seismic Hazards

Goal: Minimize injury and loss of life, property damage, and the social and economic impacts caused by earthquake hazards.

Policies

1. Encourage studies aimed at improving the present state of earthquake technology with regard to building design.
2. Encourage the abatement of unreinforced masonry buildings, used for human occupancy, through the enforcement of hazard mitigation measures.

Geologic Hazards

Goal: Protect public safety and minimize the social and economic impacts from geologic hazards.

Policies:

1. Review proposals and projects proposing new development and expansion of existing development in areas susceptible to landslides, debris flow, and rock falls, and in areas where collapsible soils are a significant problem. Deny projects which cannot mitigate these hazards to the satisfaction of responsible agencies.
2. Continue to enforce slope investigation and design standards, and to apply hazard mitigation and maintenance plans for development in hillside areas.

Flood and Inundation Hazards

Goal: Minimize injury and loss of life, and property damage, and economic and social disruption caused by flood and inundation hazards.

Policies:

1. Review proposals for projects located within 100 year flood plains and other high risk inundation areas, and disapprove projects which cannot mitigate the hazard to the satisfaction of responsible agencies.
2. Upgrade protection of the public from inundation hazards caused by structural failure and/or breaching of water storage tanks, debris basins, or dam and reservoir facilities.

Fire Hazards

Goal: Reduce threats to public safety and protect property from wildland and urban fires.

Policies:

1. Maintain and strengthen the review of projects and development proposals; and upgrade City fire protection standards and mitigation measures in areas of high wildland and urban fire hazard.
2. Continue to coordinate fire fighting efforts with State, Federal and local agencies in fire hazard areas; and review and update mutual aid agreements between the City and other fire protection agencies.

3. Continue efforts to reduce all fire hazards, and maintain an adequate fire prevention capability in all areas.

Hazardous Materials

Goal: Reduce threats to the public health and safety from hazardous materials especially earthquake induced threats.

Policies:

1. Review proposed development projects involving the use or storage of hazardous materials, and disapprove proposals which cannot properly mitigate unacceptable threats to public health and safety to the satisfaction of responsible agencies.
2. Promote the safe transportation of hazardous materials.
3. Encourage business and organizations which store and use hazardous materials to improve management and transportation of such materials.
4. Promote efforts to reduce or eliminate the use of hazardous materials through dissemination of information and create incentives for the use of safer substitutes.
5. Encourage improved, timely communications between businesses and response agencies regarding hazardous materials and waste incidents.

Emergency Response, Preparedness & Recovery

Goal: Strengthen the City's short-term emergency response and long-term recovery capability.

Policies:

1. Promote greater public awareness and understanding of safety hazards and emergency preparedness and response procedures.
2. Promote the development of community and neighborhood, and workplace self-help and disaster relief groups to improve the effectiveness of local emergency response, light search and rescue, and emergency medical care.
3. Strengthen the capability of the City respond effectively to earthquake and non-earthquake emergencies.
4. Upgrade heavy rescue capability including mobilization operations and resource management.

5. Encourage critical facilities to maintain and regularly update emergency response plans identifying safety procedures, disaster control capabilities, and evacuation procedures such as drills and exercises.
6. Upgrade inter-agency and multi-jurisdictional communications, planning and decision making to ensure efficient and integrated emergency response capability.
7. Promote improved cooperation with nonprofit and private sector emergency response organizations.
8. Develop adequate reconstruction policies and procedures in advance of a major emergency, to effectively manage rebuilding and recovery operations after a major earthquake or other similar disaster.
9. Support Federal and State legislation to develop an adequate earthquake insurance program that includes hazard mitigation incentives.
10. Encourage the improvement of hazard prediction and early warning capability.
11. Strengthen emergency communication systems and improve cooperation between the media and emergency response agencies.

Research & Safety Information Systems

Continue to promote research on and mapping of natural and urban hazards; and improve safety information systems for planning, emergency response management and hazard mitigation.

ACTION PROGRAMS

Seismic Hazards

1. The City shall continue to enforce the requirements of the Alquist-Priolo Special Study Zones, and require submittal of a seismic-geologic report prepared in accordance with State guidelines, by a certified engineering geologist.

Responsible Agency: Planning

2. Continue to enforce the City's regulations which require the mitigation of potential seismic hazards in unreinforced masonry buildings.

Responsible Agency: Building

3. Consider amending the Building Code to improve construction standards and mitigation measures for structures designed for human occupancy in areas of potential liquefaction.

Responsible Agency: Building

4. Regularly review and update the Building Code to incorporate the most current seismic design standards and hazard-reduction measures from the Uniform Building Code (UBC), the Applied Technology Council (ATC), the Structural Engineers Association of California (SEAOC), and Earthquake Research Institute (EERI).

Responsible Agency: Building

5. Consider amending the Building Code to provide for the following:
 - a. Construction of new tilt-up buildings in simple configurations or other designs which minimize structural and non-structural earthquake damage;
 - b. Application of lateral shear values to both new and modified existing construction; and
 - c. Site specific, probabilistic dynamic analyses for buildings greater than five stories or 65 feet in height; or structures with stiffness, weight, of geometrical irregularities.

Responsible Agency: Building

6. Encourage responsible agencies, such as the State Public Utilities Commission (PUC), the Buildings Standards Commission, the Federal Housing Administration, the Federal Emergency Management Agency, and the State Architect to establish improved seismic design, construction and maintenance standards for utility and lifeline systems traversing earthquake hazardous areas.

Responsible Agency: Public Works

7. Encourage utility and regulatory agencies to employ adequate risk mitigation measures at the site or alignment level to protect critical lifeline systems such as water, sewer, natural gas, electrical, and communication utilities. Appropriate measures may include system segmentation, easy lifeline access, quick repair capability, emergency shut off, and emergency backup systems or arrangements.

Responsible Agency: Public Works

8. Encourage the retrofitting and strengthening of freeways, elevated railroad structures, and other bridge structures. Give priority to those with identified substandard design features.

Responsible Agency: Public Works

9. Continue to update regularly the Building Code to incorporate the latest Uniform Building Code provisions for new non-structural building components.

Responsible Agency: Building

Geologic Hazards

10. Continue to enforce provision for proper site planning, design criteria, and cross-sections exceeding or in compliance with Building Code standards pertaining to hillside grading practices.

Responsible Agencies: Public Works, Building

11. Continue to apply existing Building Code standards for slope stability analyses of fill slopes equal to or steeper than 2:1; and cut slopes equal to or steeper than 2:1 including:
 - a. 1.1 pseudostatic minimum Factor of Safety for the seismic design of slopes;
 - b. 1.5 static minimum Factor of Safety for the non-seismic design of slopes.

Responsible Agencies: Public Works, Building

12. Consider amending the Building Code to prohibit construction of fill slopes steeper than 2:1.

Responsible Agency: Building

13. Require developers to provide multiple access to proposed developments.

Responsible Agency: Planning

14. Improve the proper treatment of graded slopes to minimize erosion and slope failure hazards to property owners, residents and the public.

Responsible Agency: Public Works

Flood and Inundation Hazards

15. Identify potential high-risk inundation areas for dams, debris basins, and water storage tanks, and encourage the responsible agencies to manage such facilities in a manner which will reduce risks.

Responsible Agency: Public Works

16. Continue to coordinate regular inspection of large water tanks, debris basins, and reservoirs with the California Division of Safety of Dams Programs to ensure their structural integrity. Consider additional structural or non-structural inundation management if the potential risk justifies such action.

Responsible Agency: Public Works

Fire Hazards

17. Continue to review all development projects proposed in the City's hillside areas for adequate emergency access and water supply for fire fighting purposes.

Responsible Agency: Fire

18. Continue to enforce the Building Code requirements for not less than Class C roofs.

Responsible Agency: Building

19. Continue to upgrade and enforce the Building, Fire, Subdivision and Zoning Codes to require on-site preventive measures, including adequate fire flows, fire breaks, fire resistant landscaping, fire retardant construction, and automatic sprinkler systems to assist in fire suppression in fire hazardous areas, critical facilities, multi-story and high occupancy buildings.

Responsible Agencies: Building, Fire

20. Continue to require property owners to undertake fuel load management practices such as brush clearance, erosion control, slope stabilization and flammable rubbish removal.

Responsible Agency: Fire

21. Consider amending appropriate codes and ordinances to require that gas-fired and other water heaters be firmly anchored and immobilized.

Responsible Agency: Building

22. Continue to participate in and improve mutual aid agreements with other fire fighting agencies.

Responsible Agency: Fire

23. Improve long-range fire protection capability by encouraging increased use of sprinklers and fire-retardant construction materials.

Responsible Agency: Fire

Hazardous Materials

24. Review projects proposing to use or store hazardous materials and wastes; and require compliance with mitigation measures (including adherence to an on-site hazardous materials management plan) to ensure the protection of public safety from accidental releases. Encourage avoidance of earthquake hazardous or high-risk inundation areas, unless adequate mitigation measures can be instituted.

Responsible Agency: Fire

25. Encourage responsible Federal and State agencies to improve hazardous materials transportation safety measures through more effective regulation and enforcement actions. Further, encourage improved and predetermined communication procedures for reporting hazardous materials and waste releases, during transportation, to the appropriate response agencies.

Responsible Agency: Fire

26. Encourage preparation and implementation of individual business risk management (emergency response) plans, as a condition of project approval, to ensure the following:
 - a. Preparation and maintenance of a hazardous material inventory, a site plan showing on-site hazardous materials storage; and an inventory of on-site emergency equipment adequate for emergency response;
 - b. Identification of permitted quantities of hazardous or volatile materials;
 - c. Implementation of environmental audits for tracking hazardous materials during and after use; and plans for inspection, monitoring and record keeping to verify control efforts;

- d. Provision for treatment or control of all authorized emissions, discharges, or releases through the best available technology, and changes in processing and manufacturing strategies. Encourage mutual aid to improve on-site management of hazardous materials;
- e. Strengthening of potentially hazardous structures which house hazardous materials; and
- f. Train personnel to manage safely and use hazardous materials and wastes.

Responsible Agency: Fire

- 27. Continue to participate in cooperative hazardous materials planning and management efforts, such as the Southern California Hazardous Waste Management Authority, which promotes the concept that regional solutions are required to handle waste treatment and disposal.

Responsible Agency: Fire

- 28. Improve the capability to respond to hazardous material releases by improving the training and equipment of "hazmat teams," and improve the training of all emergency response personnel.

Responsible Agency: Fire

- 29. Establish preplanned communication procedures for reporting hazardous materials and waste incidents to the appropriate response agencies.

Responsible Agency: Fire

Emergency Response, Preparedness & Recovery

- 30. Continue to encourage education and awareness programs developed and distributed by public service organizations, such as the Red Cross and the Southern California Earthquake Preparedness Project.

Responsible Agencies: City Manager, Fire

- 31. Continue to provide City employees with emergency management and response training.

Responsible Agency: City Manager

32. Provide key City emergency response personnel with emergency management and response training, and specialized training as it relates to the mitigation of the loss of life and/or property.

Responsible Agencies: City Manager, Fire

33. Endeavor to conduct twice a year City emergency response exercises in preparation for potential major disaster.

Responsible Agencies: City Manager, Fire

34. Incorporate other public agencies and volunteer groups such as the Arcadia Methodist Hospital, Arcadia School District, Arcadia Red Cross, RACES (Ham operators), Santa Anita Race Track, Santa Anita Fashion Park, Chamber of Commerce, etc., into the City's emergency response exercises.

Responsible Agencies: City Manager, Fire

35. Annually review and update the City's emergency plan.

Responsible Agencies: City Manager, Fire

36. Utilize the City's newsletter to inform and educate residents regarding emergency preparedness issues.

Responsible Agency: City Manager

37. Prepare and/or improve mutual aid plans and joint operating procedures involving the following operations:

- a. Law enforcement;
- b. fire protection and heavy rescue;
- c. care and shelter;
- d. emergency medical and public health including mental health services;
- e. construction and engineering
- f. emergency operations and management; and
- g. other appropriate operations.

Responsible Agencies: Fire, Police, Public Works

38. Continue to improve the efficiency of emergency communications systems, including the Emergency Broadcast System and multi-jurisdictional fire and law enforcement emergency radio systems.

Responsible Agencies: Fire, Police

39. Develop improved emergency communications capabilities among jurisdictions, including a direct radio communication link between 911 dispatch and critical lifeline utilities to circumvent telephone saturation and facilitate utility repair.

Responsible Agencies: Fire, Police

40. Evaluate the feasibility of contracting with private sector organizations for provision of emergency response and recovery services.

Responsible Agencies: City Manager, Finance

41. Encourage Federal and State legislation for improved earthquake insurance services.

Responsible Agency: City Manager

42. Advocate legislation for changes in insurance rate structuring to encourage private industries, such as utilities and owners of critical facilities, to accelerate hazard reduction efforts.

Responsible Agency: City Manager

43. Cooperate with Federal and State agencies to improve the reliability of hazard prediction and effectiveness of disaster warning procedures.

Responsible Agency: City Manager

44. Continue to improve and integrate the communication systems of public and private emergency response organizations and agencies in the City and the surrounding region. Promote the continued development of redundant or backup communications capacity.

Responsible Agencies: Fire, Police

45. Improve coordination between public emergency response agencies and the communications media.

Responsible Agencies: City Manager, Fire, Police, Public Works

46. Improve the training and procedures of emergency response agencies for coordinating with the communications media.

Responsible Agencies: City Manager, Fire, Police, Public Works

Research & Safety Information Systems

47. Advocate the expansion of the research and hazard management activities supported by the National Earthquake Hazard Reduction Act (NEHRP) and the California Hazard Reduction Act.

Responsible Agency: City Manager

48. Encourage the establishment and maintenance of cooperative mapping programs involving the United States Geological Survey, the California Division of Mines and Geology, private industry, academia, the Southern California Association of Governments (SCAG), and other interested Federal, State and local agencies.

Responsible Agencies: City Manager, Public Works

49. Encourage the maintenance and expansion of the U.S. Geological Survey seismic and geologic mapping program which produces reports and maps at a variety of scales.

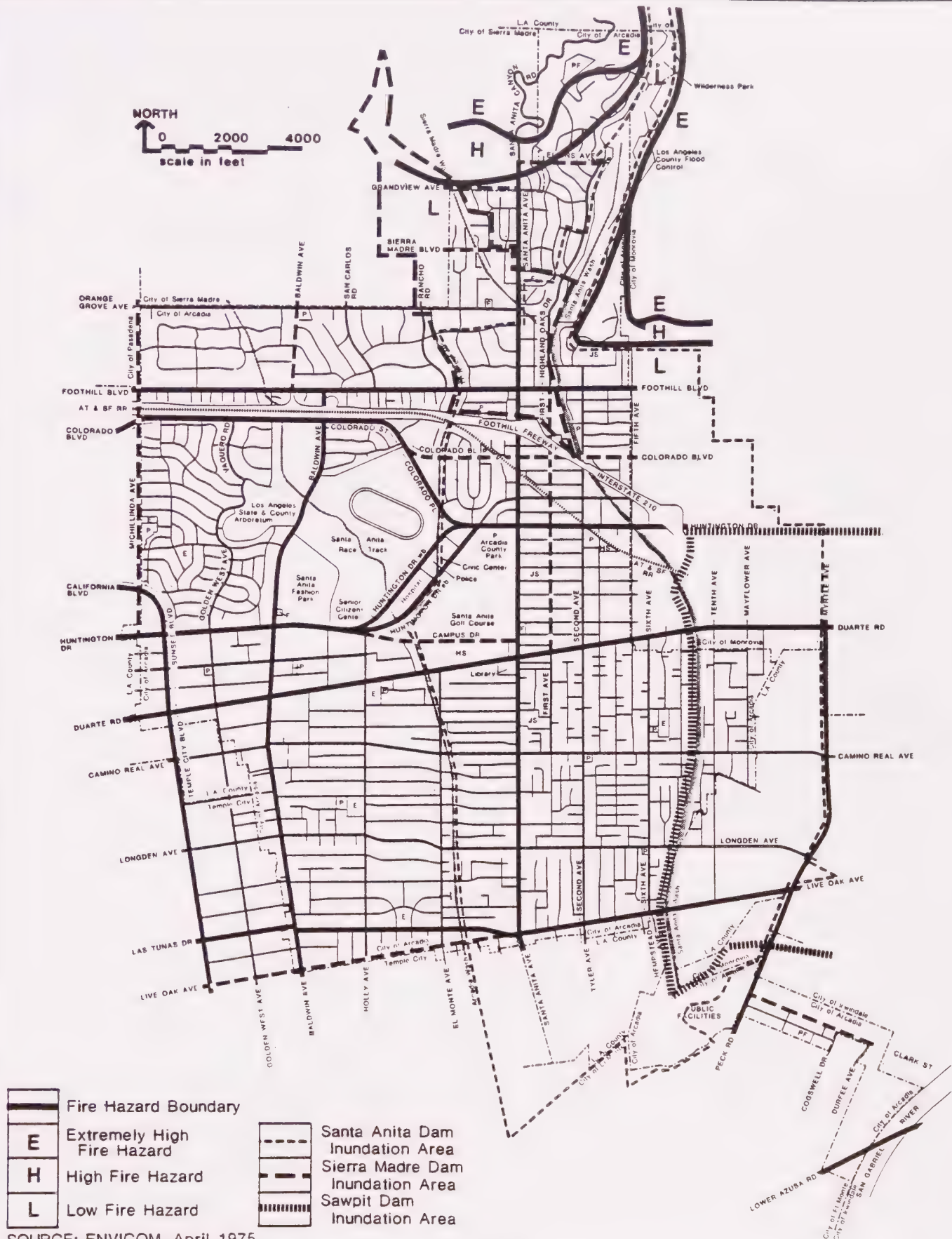
Responsible Agencies: City Manager, Public Works

50. Encourage continuation of public and private research on fire prevention and suppression including the development of fire proof or fire resistant materials.

Responsible Agencies: Fire, Building

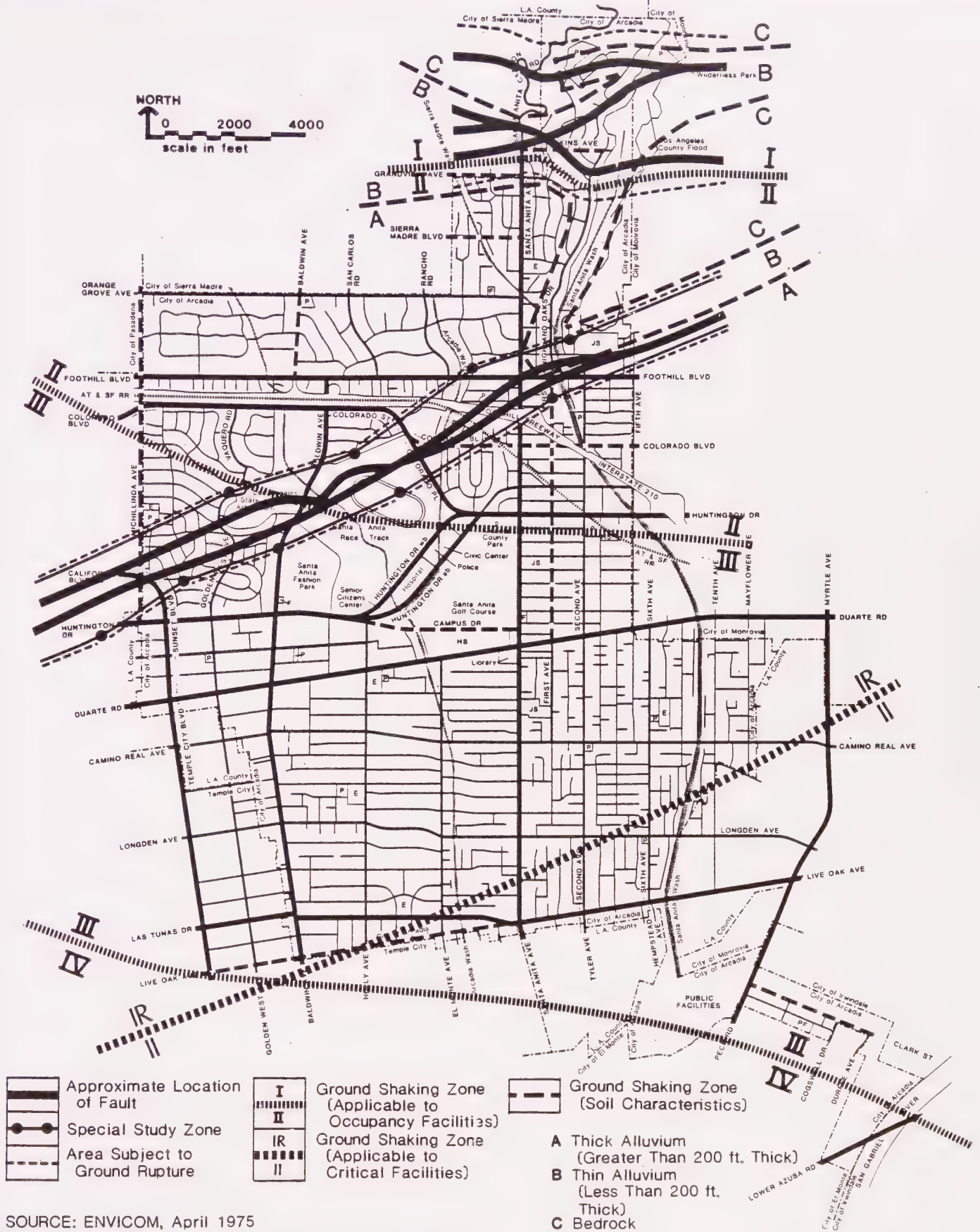
51. Continue to support the instrumentation of buildings for strong ground motion measurements.

Responsible Agency: Building



ARCADIA GENERAL PLAN

Fire and Flooding Hazards



ARCADIA GENERAL PLAN

Seismic Hazards

CITY OF ARCADIA

NOISE ELEMENT

Adopted
December 4, 1990

NOISE ELEMENT

INTRODUCTION AND BACKGROUND

A Noise Element has been a requirement of the General Plan since 1971. The idea of the Noise Element is to protect residents from noise that would jeopardize their health and welfare. In 1975, amendments were made to the legislation and the Office of Noise Control, Department of Health Services, issued a set of Noise Element Guidelines. This Noise Element complies with the 1975 amendments and, in accordance with the State planning requirements, "recognizes" the 1976 Noise Element Guidelines.

Section 63502(f) of the California Government Code requires:

"A noise element which shall identify and appraise noise problems in the community. The noise element shall recognize the guidelines established by the Office of Noise Control in the State Department of Health Services and shall analyze and quantify, to the extent practicable, as determined by the legislative body, current and projected noise levels...."

Current and projected noise levels are to be established for several sources such as highways and freeways; local streets and primary arterials; railroad operations; air operations; local industrial plants; and other ground stationary noise sources.

This element of the General Plan places value on the well-being and health of the citizens residing in Arcadia by quantifying and mitigating noise problems. The Element considers noise generated from several sources and ways to mitigate problems for the benefit of community residents and enhance the quality of life in Arcadia.

FINDINGS AND CONCLUSIONS

A community survey was conducted for purposes of establishing noise levels for the original 1974 Noise Element. Noise measurements were taken at 30 Arcadia locations using the community noise equivalent level (CNEL). Included in the 30 sites were major intersections, freeways, parks, hospitals, residential, commercial, and industrial areas; and school campuses. The following list sets forth the major findings and conclusions of the community noise survey.

1. Transportation-related activities create the major noise emissions and significantly contribute to the community noise environment.
2. The primary existing and projected transportation noise source is the Foothill Freeway (Interstate 210).

3. Residential areas within the 65 dBA contour lines created by traffic on the Foothill Freeway include the following:
 - Some residential areas south of Interstate 210 from the western City limits to Santa Anita Avenue are within the 65 dBA contour lines.
 - Some portions of the residential areas north of the Foothill Freeway from the western to the eastern City limits lie within both the 70 dBA and 65 dBA contours.
4. Secondary noise sources in the community include population, construction and industrial noise. Population is the noise generated by human activity in the community. Sources in this category include air conditioners, lawn mowers, radio, stereo, television and entertainment and commercial activities.
5. Seasonal operation of the Santa Anita Race Track increases traffic volumes on City streets and creates increased noise levels for residential neighborhoods.
6. Noises from the Race Track include announcing and maintenance equipment. The announcer's voice is broadcast throughout the stands and infield, and invariably into the adjoining areas.
7. The peacocks which inhabit the Los Angeles County and State Arboretum and adjacent residential areas periodically engage in a loud wailing cry. This may be disturbing to some residents in the affected area.
8. Periodic helicopter flights to the Methodist Hospital, and airplanes in the approach pattern to the El Monte Airport are a disturbance to Arcadia residents.

Section H of the Technical Appendix contains the information resulting from the community noise survey, including a summary chart of the 30 measurement locations, noise sources and dBA measurement levels. Also included is a map identifying the location of the measurement sites. Some additional detailed data are found in the original Noise Element (June 1975) and Appendix A of the 1975 element. Each of these data sources is available in report form at the Planning Department.

From 1976 through 1988 additional noise level studies were conducted in the residential neighborhoods along the Foothill Freeway. These studies were conducted to determine if the residential areas adjacent to the freeway qualified for sound barriers.

As a result of a study by Bricken & Associates presented to Caltrans in July 1987, Caltrans agreed to include the area on the north side of the freeway between Don

Pablo and Baldwin Avenue in the priority list for sound walls. Caltrans rejected the remaining areas as they did not meet the State's criteria.

In June 1988 Bricken & Associates conducted simultaneous tests with Caltrans. The results were similar to previous tests and in a Caltrans report dated in late June, 1988 it was noted that no other area qualified for the priority list. Caltrans additionally stated that until there was a significant event on the Freeway, no further testing would be performed by Caltrans.

In an effort to increase the freeway capacity, Caltrans is proposing a 19+ mile re-striping project and High Occupancy Vehicle (HOV) lane addition on both the eastbound and westbound portions of the 210 freeway from approximately the 210/134 Freeway east to the 210/57 Freeway.

In conjunction with this project, a CHP enforcement/soundwall area is included as part of the project in Arcadia. A soundwall/retaining wall will be constructed only where the freeway needs to be widened to accommodate an enforcement area. Initially construction was proposed on both the north and south sides of the freeway between Michillinda Avenue and Baldwin Avenue. However, due to limited funding, Caltrans has deferred construction of the enforcement area and soundwall on the north side (westbound) portion of the freeway until additional fundings becomes available. Construction of the south side (eastbound) portion of the freeway is expected to occur in approximately June 1991. Construction on the north side enforcement area and soundwall is unknown at this time.

The City has gone on record requesting that Caltrans construct the soundwall on the north side of the freeway at the same time as it is constructed on the south side of the freeway.

The AT&SF Railroad which runs through the center of the City generally in an east-west direction, currently has approximately eight trains daily. There are two passenger trains daily which run at approximately 7:15 a.m. and 9:00 p.m. An average of six freight trains run on the line daily; this number varies depending on the demand. The average number of cars per freight train is 50. The majority of the freight trains run in the early morning hours between 1:00 a.m. and 8:00 a.m. The remaining trains run in the late afternoon generally between 4:00 p.m. and 6:00 p.m.

There is some single-family development west of Santa Anita Avenue and north of Colorado Boulevard, and some multiple-family development east of Second Avenue and north of California Street which are adjacent to the railroad. Most of the remaining areas adjacent to the railroad are developed with commercial or industrial uses, or the railroad is located between the east and west bound lanes of the Foothill Freeway.

ISSUES AND OPPORTUNITIES

1. Noise-reduction technology has not offset the noise level attributable to increasing traffic volumes.
2. The City has residential areas adjacent to the Foothill Freeway which, on the basis of noise level studies, qualify for sound attenuation barriers.

GOALS AND OBJECTIVES

Goal

1. To provide a program for the regulation of the City's noise environment to preserve the quality living environment and insure the health, safety and general welfare of its citizens.

Objectives

1. To identify, in quantitative, numerical terms, existing and projected noise levels, noise sources and noise sensitive land uses in the community.
2. To establish appropriate standards and criteria for desirable sound levels and identify the means available to achieve these sound levels in the community.
3. To develop an implementation program used to achieve and maintain a desirable noise environment.

IMPLEMENTATION MEASURES

Policies

1. Encourage and support State and Federal legislation aimed at lowering motor vehicle noise.
2. Encourage noise abatement efforts for the control of aircraft noise which is primarily pre-empted by State and Federal legislation.
3. Encourage the development of quiet alternative transportation modes which would decrease traffic volumes and reduce noise on local streets.
4. Encourage citizens to maintain a low noise level through proper maintenance of air conditioning units and other external mechanical equipment.
5. Request State and Federal highway assistance in reducing noise and associated effects (air, visual pollution) of highways adjacent to residential areas.

6. Continue to monitor the City's own functions and activities to insure that noise from refuse collection and street cleaning is reduced to the lowest possible level consistent with economic feasibility and maintenance of quality service.
7. Continue enforcement of the limitation on hours for construction activity set forth in the City's Building Code.

Action Programs

1. Adopt and Enforce a Community Noise Ordinance

The most effective implementation program is the adoption and enforcement of a "Noise Ordinance" that is applicable to all residential, commercial and industrial zones within the City. The noise ordinance should consider but not be limited to, such noise problems as amplified music, motorcycles and other mechanical noise problems.

The Planning, Building and Police Departments should enforce the ordinance. The noise ordinance enforcement program should be provided with the necessary funding and expertise to insure its effective enforcement.

2. Continue Efforts to Obtain Noise Barriers Along the Foothill Freeway

3. Noise Information Service

The success of the noise ordinance depends on the voluntary compliance and inquiries of the citizenry. Periodic inspection and checks are all that can be implemented without prohibitive municipal costs.

Municipal inspection of violations should be in response to complaints and inquiries of citizens. If this response can be linked with a reliable system of communication permitting citizens to report noise violations readily, the effectiveness of the noise control program will be increased.

Undertake periodic review of the Noise Element and noise enforcement program to monitor and update goals and objectives of the City.

4. Motor Noise Abatement Efforts

Noise does not respect jurisdictional boundaries. More stringent Federal and State mechanisms for the control of large-scale mobile polluters (e.g., aircraft, automobiles) should be encouraged. Current laws and regulations governing such noise sources should be enforced and further research and development for the control of noise should be encouraged.

The City should maintain close coordination with all agencies so that: (1) the City can introduce the community's goals with other agencies in their decision-making processes, and (2) the City can subsequently assess the impact of those decisions. Liaison also should be maintained with other agencies to evaluate and obtain information on beneficial abatement programs and settle interjurisdictional disputes resulting from noise impacts.

The City should monitor the latest governmental developments in the field of noise abatement and control and provide for their implementation whenever possible into City programs.

5. That the Noise Study completed in 1975 be updated to reflect the current conditions within the City.

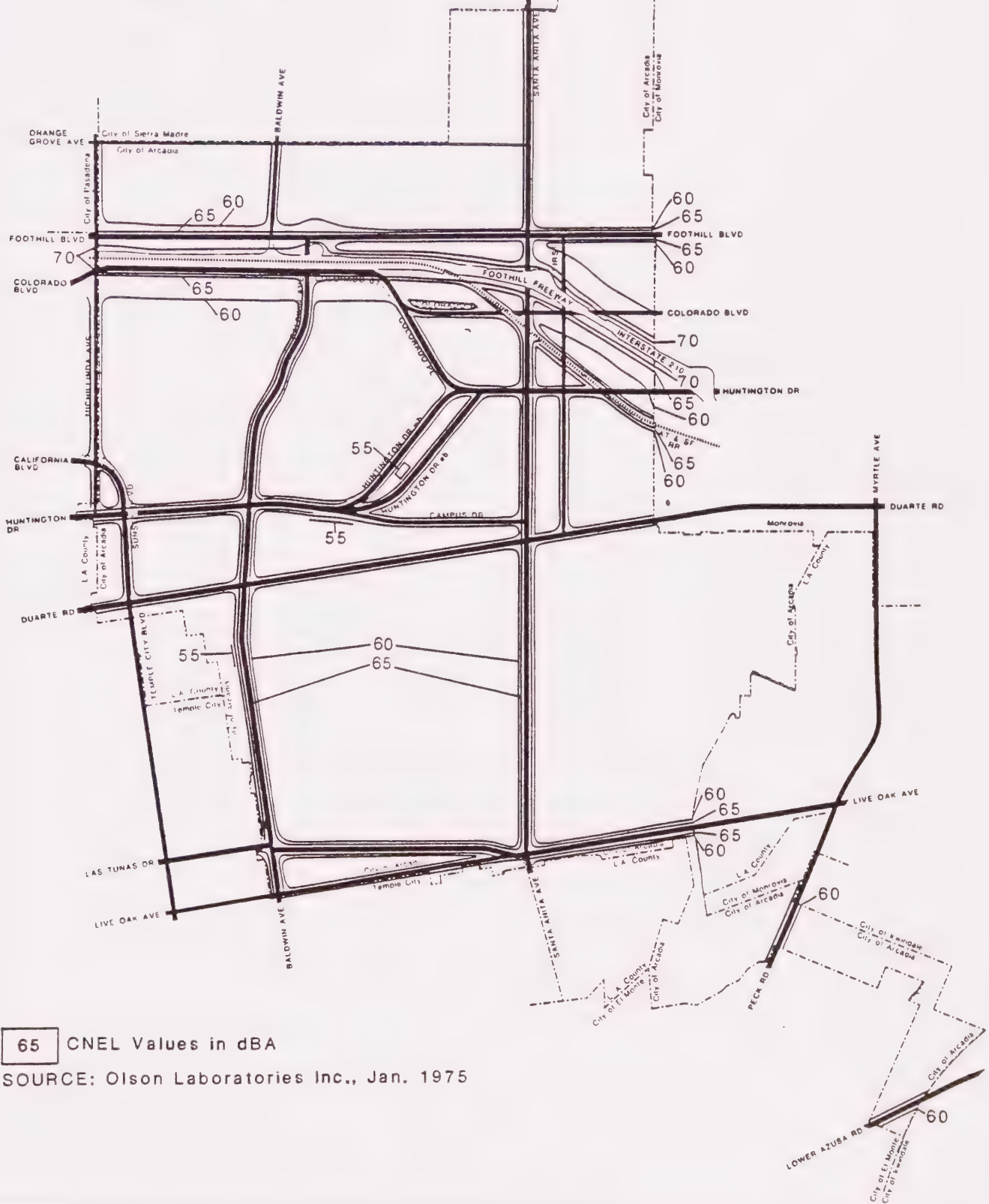
INTERNAL CONSISTENCY

The findings and recommendations of the Noise Element are tied to the Land Use Element. Section 65302(f) of the Government Code states the following:

"The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise."

Noise Element information is a continuing guideline for the Land Use Element. A land use and noise compatibility matrix (refer to Figure X-1) is recommended for purposes of guiding land use decisions, both current and future. The measurement survey, contours and recommended implementation measures all serve to guide the formulation of a more specific noise ordinance. Lastly, the Noise Element suggests and the Circulation Element incorporates the idea that it may be useful to regulate traffic volume and limit the trucks on the same roadways. This latter topic is discussed in the Circulation Element.

L.A. County
City of Sierra Madre
City of Arcadia
City of Monrovia



65

CNEL Values in dBA

SOURCE: Olson Laboratories Inc., Jan. 1975

ARCADIA GENERAL PLAN

Existing Noise Contours

CITY OF ARCADIA

IV

SPHERES OF INFLUENCE

Adopted
December 4, 1990

IV SPHERES OF INFLUENCE

INTRODUCTION

Spheres of Influence Areas are unincorporated portions of Los Angeles County, adjacent to the City of Arcadia, designated by the Local Agency Formation Commission as being within a logical extension of Arcadia's service area (i.e., possibly annexed to the City). (See attached Map)

The following areas are designated as being within Arcadia's Sphere of Influence:

1. The area bounded by Foothill Boulevard on the North, Michillinda Avenue on the East, Duarte Road on the South and Rosemead Boulevard on the West.
2. The area bounded by the existing Arcadia City limit on the North and West, Tenth Avenue on the East and Live Oak Avenue on the South.

The following area is designated as being within Arcadia's and Pasadena's Sphere of Influence:

3. The area bounded by California Boulevard on the North, Rosemead Boulevard on the East, Huntington Drive on the South and Eaton Wash & Edison transmission right-of-way on the West.

The following area is designated as being within Arcadia's and Monrovia's Sphere of Influence:

4. The area bounded by Live Oak Avenue on the North, Tenth Avenue on the East, the Monrovia City Limit on the South, and the Arcadia City Limit on the West.

FINDINGS

Characteristics of the Areas

Area 1 consists of 381± acres, a population of 2,817 and an estimated 958 households (2817/2.94). Along Foothill, Colorado and Rosemead Boulevards there are strip commercial developments. There are a few multiple-family projects along Rosemead Boulevard near Huntington Drive and numerous multiple-family developments in the area south of Huntington Drive.

Area 2 consists of 200± acres, a population of 2,468 and an estimated 839 households (2468/2.94). This area consists of single-family dwellings, a mobile home park, and strip commercial along Live Oak Avenue.

Area 3 consists of 111± acres, a population of 821 and an estimated 332 households (821/2.47). This area is exclusively single-family dwellings and a plant nursery located within the Edison utility right-of-way.

Area 4 consists of 219± acres a population of 2,668 and an estimated 904 households (2668/2.94). This area includes single-family dwellings and strip commercial along Live Oak Avenue.

There is a total of 911± acres, with a population of 8,774, and 3,033 households. These numbers do not include any intensification of development which might occur within these areas.

For planning purposes, Arcadia should include these areas within its General Plan. Prior to any annexation, the Local Agency Formation Commission (LAFCO) will require that the area be general planned and zoned by the City of Arcadia.

Even if an area is not currently being considered for annexation by Arcadia, it is important to include these areas in the City's General Plan. This would allow the County to consider in its review of any zone change or use permit within the area, Arcadia's long range planning policies and designations.

Utilities

Water services are provided by several independent water companies and the City of Arcadia (Exhibit XI-2). Many of the independent water services do not currently have sufficient water flow to meet the City's requirements for multiple-family residential and commercial services, and emergency fire flow requirements. These are important factors in any annexation consideration.

Public Improvements

Many properties within these areas do not have curbs, gutters or sidewalks, and have deficient street lighting and street paving (maintenance). These are important factors in any annexation consideration.

Nonconformities

Many residential lots are narrow and contain less square footage than required by Arcadia's subdivision regulations. In addition, there are many flag lots. Flag lots are single-family lots which do not have any or only a small amount of street frontage and are located behind other single-family lots which have street frontage.

The access to these rear lots is usually over a narrow driveway easement, or narrow driveway which is a part of the rear lot; hence, giving the lot its flag-like shape.

Within areas 1 and 2 there are several billboards which do not comply with the signing requirements of the City. Also there are many commercial signs which do not comply with Arcadia's requirements.

The parking areas for most of the commercial uses do not meet the City's requirements for the number of parking spaces, landscaping, buffers, etc.

All of the above are important factors in any annexation consideration. If annexation occurs, many properties and uses would be considered legal non-conforming; they would not meet the City's requirements. However, the uses would be allowed to continue as long as they were not expanded. New developments and expansions would require compliance with Arcadia's regulations.

ISSUES AND OPPORTUNITIES

Issues

1. Annexation of commercial areas within the City's sphere of influence will increase the potential revenue base.
2. Annexation of properties within the City's sphere of influence will permit control of land uses and intensities.
3. Annexation will provide annexed residents and property owners with the benefits of local government, (i.e., easier access to public officials, greater role in land use decisions, etc.).
4. Annexation will not, by itself, result in any change to mailing addresses, school districts or water service providers.
5. Annexation will proportionately increase the need for additional City services and additional personnel and equipment to provide the services.
6. Annexation of areas with substandard public improvements and infrastructure, may require a greater share of public expenditures for improvement and maintenance.
7. Annexation of areas with substandard fire flows may adversely impact the City's fire rating.

GOALS AND OBJECTIVES

Goals

1. To encourage land use development within the sphere of influence areas which is compatible with adjacent land uses in Arcadia.
2. To encourage and assist in the annexation of areas which will contribute economically to the City of Arcadia.

Objectives

1. To have compatible land uses within the unincorporated areas adjacent to the City.
2. To control land uses of areas currently located within Arcadia's sphere of influence, through annexation to the City.

IMPLEMENTATION MEASURES

Policies

1. Oppose development of projects in adjacent unincorporated areas within the City's sphere of influence which are not consistent with the City's General Plan.
2. Pursue the annexation of residential areas where the area residents and property owners clearly support such annexation and the annexation would not place any significant burden upon City services (costs) without providing off-setting revenues.
3. The City should monitor proposed land use changes within the adjacent spheres of influence to encourage to the extent possible, development projects compatible with existing and planned land uses within each jurisdiction.
4. Areas with substandard fire flows should have an adopted system improvements' program prior to or in conjunction with any annexation request.

U.C. BERKELEY LIBRARIES



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